Village of Hanover Park
Administration

Municipal Building
2121 West Lake Street, Hanover Park, IL 60133
630-823-5600 tel 630-823-5786 fax

hpil.org

VILLAGE OF HANOVER PARK

VILLAGE BOARD
REGULAR MEETING

2121 W. Lake Street, Room 214, Hanover Park, IL 60133

Thursday, April 16, 2026
7:00 p.m.

AGENDA

1. **CALL TO ORDER – ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **ACCEPTANCE OF AGENDA**

4. **PRESENTATIONS**

   a. Proclamation – Sikh Heritage Month
   b. Proclamation – Arbor Day
   c. Proclamation – National Fallen Firefighters Memorial Service

5. **TOWNHALL SESSION**

   Persons wishing to address the public body must register prior to Call to Order. Please note that public comment is limited to 5 minutes.

6. **VILLAGE PRESIDENT REPORT – RODNEY S. CRAIG**

7. **MOVE TO APPROVE BY OMNIBUS VOTE ITEMS ON THE CONSENT AGENDA.**

   Consent Agenda - Omnibus Vote
   Illinois law permits municipalities to adopt by one single unanimous roll-call vote of the Board of Trustees and the Village President a group of designated ordinances, orders, resolutions, or motions placed together for voting purposes in a single group.

   All items marked with (C.A.) are considered routine and thus are considered to be on the Consent Agenda. Following the motion's second, a brief discussion may be held about any designated item. If lengthier discussion or debate is needed, any Trustee or the Village President may request any item to be removed from the motion and those items will be considered during the regular course of the meeting as they appear on the agenda.

   All matters listed under Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion in the form listed above. There will be no further discussion of these items. If discussion is desired, that item will be removed from Consent Agenda and will be considered separately.

7-A.1 **(C.A.)** Motion to approve the minutes of the regular Board meeting of March 19, 2026.

7-A.2 **(C.A.)** Motion to consent to the Village President's appointment of Edgar Candelas and Erin Marie Feo as auxiliary members, and James Kemper as a regular member of the Development Commission for terms ending on April 30, 2029.

7-A.3 **(C.A.)** Motion to approve the waiver not to exceed $60,000 in water-related fees for Hanover Park Park District's summer 2026 (May 1 – August 31) operation of the Seafari Springs Aquatic Center. In the event the facility closes early, no additional water-related fees will be waived beyond the closing date.

7-A.4 **(C.A.)** Motion to pass a Resolution authorizing the execution of a Letter of Intent for continued participation in the DuPage Police Records Management System (PRMS) and authorize the Village President to execute the necessary documents.

7-A.5 **(C.A.)** Motion to approve the hardware maintenance and software subscription agreements for the Cisco Hyperflex system with Sentinel Technologies for the total amount of $36,744.82 and authorize the Interim Village Manager to execute the necessary documents.

7-A.6 **(C.A.)** Motion to pass a Resolution authorizing the execution of a Redevelopment Agreement with Alonzo Property Investment, LLC for the property located at 2120-2152 Lake Street, Hanover Park, Illinois.

7-A.7 Motion to pass a Resolution authorizing a short-term interfund loan from the General Fund to the Police Pension Fund and Fire Pension Fund of the Village of Hanover Park, Illinois.

7-A.8 Motion to approve Warrant 4/16/2026 in the amount of $350,599.37.

7-A.9 Motion to approve Warrant Paid in Advance (3/27/2026-4/9/2026) in the amount of $742,207.39.

8. INTERIM VILLAGE MANAGER'S REPORT – COURTNEY SAGE

9. VILLAGE CLERK'S REPORT – KRISTY MERRILL

10. CORPORATION COUNSEL'S REPORT – BERNARD Z. PAUL

11. VILLAGE TRUSTEES REPORTS

11-A. TROY ALBUCK

11-B. LIZA GUTIERREZ

11-C. HERB PORTER

11-D. **JON KUNKEL**

11-E. **YASMEEN BANKOLE**

11-F. **JENNI BROCCOLINO**

12. **EXECUTIVE SESSION – None Scheduled**

13. **ADJOURNMENT**

proclamation

WHEREAS, Hanover Park, and our nation, are blessed and enriched by the unparalleled diversity of our residents; and

WHEREAS, the Village of Hanover Park is committed to educating citizens about the world's religions, the value of religious diversity, tolerance grounded in First Amendment principles, a culture of mutual understanding, and the diminution of violence; and

WHEREAS: today, the Village of Hanover Park seeks to further the diversity of its community and afford all residents the opportunity to better understand, recognize, and appreciate the rich history and shared experiences of Sikh Americans; and

WHEREAS, Sikhism is the fifth largest religion in the world and today, there are more than 25 million Sikhs worldwide and an estimated 500,000 Americans of Sikh origin; and

WHEREAS, Sikhism is an Indian religion that originated in the Punjab region of the Indian subcontinent, around the end of the 15th century, by Guru Nanak. Sikh means "learner" in Punjabi; and

WHEREAS, One of the core beliefs of Sikhism is Guru Nanak's teaching against discrimination and prejudice due to religion, race, caste or status; and

WHEREAS, Sikh Americans come from many walks of life and pursue diverse professions, making rich contributions to social, cultural, and economic vibrancy of the United States, including services as members of the United States Armed Forces; they have made significant contributions to our great nation in agriculture, trucking, medicine and technology, and have distinguished themselves by fostering greater respect among all people through faith and service; and

NOW, THEREFORE, I, Rodney S. Craig, President of the Village of Hanover Park, do hereby proclaim **April** as **Sikh Heritage Month** and urge all residents to better understand, recognize, and appreciate the rich history and shared experiences of Sikh Americans.

dated this 16th day of April, 2026

Rodney S. Craig
Mayor of the Village of Hanover Park

Kristy Merrill
Village Clerk

Hanover Park USA
America's Global Village

proclamation

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called *Arbor Day*, was first observed with the planting of more than a million trees in Nebraska and is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen, and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

WHEREAS, trees in our Village increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees are a source of joy and spiritual renewal; and

NOW, THEREFORE, I, Rodney S. Craig, President of the Village of Hanover Park, do hereby proclaim **April 24, 2026,** as **Arbor Day** in the Village of Hanover Park, and urge all citizens to support efforts to care for our trees and woodlands and to support our Village's community forest program, and

FURTHER, I urge all citizens to plant trees to gladden their hearts and promote the well-being of present and future generations.

dated this 16th day of April, 2026

Rodney S. Craig
Mayor of the Village of Hanover Park

Kristy Merrill
Village Clerk

Hanover Park USA
America's Global Village

proclamation

WHEREAS, the United States Congress and the President of the United States have designated the day of the annual National Fallen Firefighters Memorial Service as a day to honor firefighters and emergency services personnel who have sacrificed their lives to save others by lowering the American flag on all federal buildings to half-staff; and

WHEREAS, an average of 80 firefighters courageously make the ultimate sacrifice in the line of duty each year; and

WHEREAS, firefighters and emergency services personnel play an essential role in the protection of lives and property in our local community; and

WHEREAS, it is of major importance that we increase our efforts to reduce deaths, injuries, and property losses from fire;

NOW, THEREFORE, I, Rodney S. Craig, President of the Village of Hanover Park, call upon all citizens of the Village of Hanover Park and upon all patriotic, civic, and educational organizations to observe the day of **May 3, 2026**, in recognition of the patriotic service and dedicated efforts of our fire and emergency services personnel by lowering American flags on all buildings to half-staff.

I respectfully encourage these same organizations, as well as the citizens of the Village of Hanover Park, to remember all fire and emergency personnel who have made the ultimate sacrifice in service to their community and to pay respect to the survivors of our fallen heroes by participating in **Bells Across America for Fallen Firefighters from May 2nd through May 3rd and Light the Night for Fallen Firefighters April 26th through May 3rd .**

Toll a bell, light your home in red light, pause for a moment of silence, or read a special passage to honor the sacrifices of these public servants and their families. I encourage our citizens to honor fire and emergency services personnel, past and present, who, by their faithful and loyal devotion to duties, have rendered invaluable service to our community and its citizens.

Dated this 16th day of April, 2026

Rodney S. Craig
Mayor of the Village of Hanover Park

Kristy Merrill
Village Clerk

AGENDA MEMORANDUM

TO: **Village President and Board of Trustees**

FROM: Courtney Sage, Interim Village Manager

SUBJECT: Village President's Appointments to the Development Commission

ACTION REQUESTED: ☒ Approval ☐ Concurrence ☐ Discussion ☐ Information

RECOMMENDED FOR CONSENT AGENDA: ☒ Yes ☐ No

MEETING DATE: **April 16, 2026**

Executive Summary

Mayor Craig has indicated his intention to appoint Edgar Candelas, Erin Marie Feo, and James Kemper to the Development Commission.

Discussion

Mayor Craig has indicated his intention to appoint Edgar Candelas and Erin Marie Feo as auxiliary members, and James Kemper as a regular member of the Development Commission.

These appointments to this Commission have been placed on the agenda for Board action.

Recommended Action

Motion to consent to the Village President's appointment of Edgar Candelas and Erin Marie Feo as auxiliary members, and James Kemper as a regular member of the Development Commission for terms ending on April 30, 2029.

Attachment: Volunteer Profiles

Budgeted Item:	____ Yes	____ No ***N/A***
Budgeted Amount:	$	
Actual Cost:	$	
Account Number:		

Agreement Name: ______________________________

Executed By: ______________________________

From:	noreply@civicplus.com
To:	Krauser, Susan
Subject:	Online Form Submittal: Hanover Park Volunteer Application
Date:	Sunday, March 29, 2026 3:02:10 PM

EXTERNAL EMAIL

Hanover Park Volunteer Application

The Village of Hanover Park relies heavily on volunteers to serve on many of their Boards, Committees and Commissions. Any questions pertaining to any of these organizations can be directed to the Village Manager's Office at (630) 823-5609.

Committee and Commission Volunteer Profile

Name	James Kemper
Date of Application	3/30/2026
Address	
City	Hanover Park
State	Illinois
Zip Code	60133
Phone Number	630-
Cell Phone Number	630-
Email Address	@hotmail.com
Lenght of Residency (in years)	26

Volunteer Information

Committees of Interest	Development Commission
Education	Military MOS 1983 Field Artillery Meteorologist,USArmy, Fort Sill Oklahoma 2003 Plumbers Apprenticeship Program, Plumbers Local 130, Chicago Illinois
Community Participation	CERT program 2010. Village Trustee 2011-2023, Sister Cities Committee 2023-Present and Veterans Committee 2023-Present.

Special Qualifications For Service	I have been working as a plumbing and building inspector for a community development services company since 2011. A good part of my time has been working with both commercial and residential developers. Also my experience as a village trustee.
Why Do You Desire This Appointment?	To continue to support the Village of Hanover Park in another capacity.

Email not displaying correctly? [View it in your browser.]

Krauser, Susan

From:	noreply@civicplus.com
Sent:	Friday, April 3, 2026 8:33 AM
To:	Krauser, Susan
Subject:	Online Form Submittal: Hanover Park Volunteer Application

EXTERNAL EMAIL

Hanover Park Volunteer Application

The Village of Hanover Park relies heavily on volunteers to serve on many of their Boards, Committees and Commissions. Any questions pertaining to any of these organizations can be directed to the Village Manager's Office at (630) 823-5609.

Committee and Commission Volunteer Profile

Name	Edgar Candelas
Date of Application	4/3/2026
Address	
City	Hanover Park
State	IL
Zip Code	60133
Phone Number	
Cell Phone Number	
Email Address	@wintrust.com
Lenght of Residency (in years)	10

Volunteer Information

Committees of Interest	Development Commission
Education	AA Degree from College of DuPage. Bachelor's degree in finance.
Community Participation	Committee member of the economic development committee from 2019 to current.

Special Qualifications For Service	Finance experience 12+ years.
Why Do You Desire This Appointment?	To help the Village of Hanover park expand and grow.

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Krauser, Susan
Subject: Online Form Submittal: Hanover Park Volunteer Application
Date: Monday, March 16, 2026 10:57:41 AM

EXTERNAL EMAIL

Hanover Park Volunteer Application

The Village of Hanover Park relies heavily on volunteers to serve on many of their Boards, Committees and Commissions. Any questions pertaining to any of these organizations can be directed to the Village Manager's Office at (630) 823-5609.

Committee and Commission Volunteer Profile

Name	Erin Marie Feo
Date of Application	3/16/2026
Address	
City	Hanover Park
State	IL
Zip Code	60133-3976
Phone Number	
Cell Phone Number	*Field not completed.*
Email Address	@gmail.com
Lenght of Residency (in years)	5

Volunteer Information

Committees of Interest	Development Commission
Education	The University of Iowa - graduated with a BA in English Literature in 2007, located in Iowa City, IA
Community Participation	*Field not completed.*
Special Qualifications For Service	*Field not completed.*

Why Do You Desire This Appointment?	I have over six years of work in Store Development at Starbucks and am looking to get more involved with my community.

Email not displaying correctly? View it in your browser.

AGENDA MEMORANDUM

TO: **Village President and Board of Trustees**

FROM: Courtney Sage, Interim Village Manager
Remy Navarrete, Finance Director

SUBJECT: Waiver Request for Water-related Fees for the Summer 2026 Operation of the Hanover Park Park District's Seafari Springs Aquatic Center

ACTION REQUESTED: ☒ Approval ☐ Concurrence ☐ Discussion ☐ Information

RECOMMENDED FOR CONSENT AGENDA: ☒ Yes ☐ No

MEETING DATE: **April 16, 2026**

Executive Summary

Staff has received a letter from Hanover Park Park District's Executive Director requesting the Village Board's consideration for a waiver or reduction of water utility fees associated with operating the Seafari Springs Aquatic Center for the Summer 2026 season (May 1 – August 31). The request letter is attached for the Village Board's review.

Discussion

The Park District has requested the Village Board's consideration for a waiver or reduction of water utility fees associated with operating the Seafari Springs Aquatic Center for the Summer 2026 season (May 1 – August 31).

Within the letter, the Executive Director describes the Park District's ongoing staff support for a number of Village-hosted events, as well as programming at the Sports Complex. It should also be noted that the Park District waives permit fees for the Village for all special events on their property.

The Village has provided a waiver of fees for the Park District since 2021.

2021 - $32,710.12 (shortened time period, due to early closure in July)
2022 - $80,333.76 (pool leak)
2023 - $55,357.30
2024 - $40,563.08
2025 - $41,884.45

Agreement Name: ______________________________

Executed By: ______________________________

Recommended Action

Motion to approve the waiver not to exceed $60,000 in water-related fees for Hanover Park Park District's summer 2026 (May 1 – August 31) operation of the Seafari Springs Aquatic Center. In the event the facility closes early, no additional water-related fees will be waived beyond the closing date.

Attachment: Letter from the Park District

Budgeted Item:	____ Yes __X__ No
Budgeted Amount:	$0
Actual Cost:	Not to exceed $60,000
Account Number:	

Hanover Park
Park District

hpparks.org
630.837.2468
Facebook/hpparks
1919 Walnut Avenue Hanover Park, Illinois 60133

March 31, 2026

Village of Hanover Park

The Honorable Rodney S. Craig, Mayor & Village Board of Trustees

2121 W. Lake Street

Hanover Park, IL 60133

Dear Village of Hanover Park Board of Trustees,

On behalf of the Hanover Park Park District, I am respectfully submitting this request for consideration of a waiver or reduction of water utility fees associated specifically with operations at the Seafari Springs Aquatic Center.

Seafari Springs is a highly valued seasonal amenity that provides affordable, family-friendly recreation to residents throughout the community. As an aquatic facility, it requires significant water usage to operate safely and effectively, including pool maintenance, filtration systems, and compliance with public health standards. These necessary operational demands result in substantial utility costs that place increasing pressure on the Park District's budget.

As a public agency, our goal is to keep admission and program fees as accessible as possible for families. Relief in water utility costs at Seafari Springs would directly support that goal by helping offset operational expenses and allowing us to maintain affordability while continuing to deliver high-quality recreational experience.

The Park District also takes great pride in being a strong and active partner with the Village. Each year, we collaborate on community events such as the Cops Day Picnic, Movie in the Park, Kids at Hope Fair, Hispanic Heritage Month celebrations, as well as programming support at the Hanover Park Sports Complex. These efforts collectively represent a minimum of 160 staff hours annually donated by the Park District. While not equivalent to the nature of this request, this contribution reflects our ongoing commitment to reciprocate and support the Village and its residents.

We value our partnership with the Village of Hanover Park and share a common goal of serving our community efficiently and responsibly. Supporting this request would further strengthen that partnership and directly benefit the residents we jointly serve.

We would welcome the opportunity to discuss this request further and provide any additional information needed for your consideration.

Thank you for your time and thoughtful review.

Sincerely,

Executive Director, CEO
Hanover Park Park District

AGENDA MEMORANDUM

TO: **Village President and Board of Trustees**

FROM: Courtney Sage, Interim Village Manager
Andrew Johnson, Chief of Police

SUBJECT: Letter of Intent to Continue Participation in the DuPage Police Records Management Consortium

ACTION REQUESTED: ☒ Approval ☐ Concurrence ☐ Discussion ☐ Information

RECOMMENDED FOR CONSENT AGENDA: ☒ Yes ☐ No

MEETING DATE: **April 16, 2026**

Executive Summary

Staff is requesting that the Village President and Board of Trustees authorize the Village President to execute a Letter of Intent for the Village to continue participation in the DuPage County Police Records Management System (PRMS) Consortium, which includes the implementation of a county-wide records management system replacement.

Discussion

Since 2006, the Village has participated in a consortium that provides both Computer Aided Dispatch (CAD) and police records management for DuPage County agencies. Participation in the consortium carries several important benefits, such as cost sharing and interoperability. By sharing a records system, our officers and civilian employees are able to share critical records and reports with all other agencies in the County, access persons and vehicles databases that incorporate agency data from across the County for critical intelligence information, and electronically file and manage all of our reports.

Hexagon, Inc. has been the current records management vendor for the PRMS consortium since 2017. That contract is set to expire in 2027. A comprehensive RFP process was put into place by the consortium to identify and select a new vendor. Hanover Park employees, including Records Supervisor Katelyn Hernandez, have heavily participated in the vendor selection process, including product testing. Following the selection process, Mark 43 has been chosen as the vendor for the next consortium contract.

The next step in the process is for municipalities to sign a Letter of Intent to remain members of the consortium. This step is required in order to obtain accurate pricing for the contract. The letters of intent are not legally binding and do not obligate the Village to the consortium contract at this time. Following contract approval, the DuPage County Board will seek to enter into Intergovernmental Agreements with each participating agency. The consortium is anticipating a five-year contract, with the possibility of negotiating for a longer

Agreement Name: ______________________________

Executed By: ______________________________

term. It is important to note that the consortium will continue negotiating price with the selected vendor throughout the letter of intent process. If some agencies elect not to participate and that reduction changes the costs to agencies by more than 10%, each agency that has executed a letter of intent will be notified and given the opportunity to reassess its intention to participate.

Included in the agenda packet are several documents from the PRMS Oversight Committee, including a Financial Impact Executive Summary that provides a cost analysis of the pricing from the three shortlisted vendors, an RFP Process and Recommendation FAQ document, and an Organizational Chart that details the PRMS support structure moving forward.

Recommended Action

Motion to pass a Resolution authorizing the execution of a Letter of Intent for continued participation in the DuPage Police Records Management System (PRMS) and authorize the Village President to execute the necessary documents.

Attachments: Resolution
Letter of Intent
PRMS Financial Impact Executive Summary
PRMS RFP Process & Recommendation FAQ
PRMS Organizational Chart

Budgeted Item: ____ Yes __X__ No
Budgeted Amount: $
Actual Cost: $
Account Number:

____ Minority Owned Business
____ Woman Owned Business
____ Veteran Owned Business
____ LGBTQ+ Owned Business
____ Disability Owned Business
__X__ Not Applicable

RESOLUTION NO. R-26-

RESOLUTION AUTHORIZING THE EXECUTION OF A LETTER OF INTENT FOR CONTINUED PARTICIPATION IN THE DUPAGE POLICE RECORDS MANAGEMENT SYSTEM (PRMS)

WHEREAS, the County of DuPage, Illinois, intends to continue its Police Records Management System (PRMS), which allows participating police departments to exchange information with and between the County's court and correctional entities; and

WHEREAS, the Village of Hanover Park has reviewed materials prepared by the County, which detail the estimated costs, organization, and functionality of PRMS, and such documents are incorporated in this resolution as if fully set forth herein; and

WHEREAS, the Village of Hanover Park desires to participate in the PRMS; now, therefore,

BE IT RESOLVED by the President and Board of Trustees of the Village of Hanover Park, Illinois, as follows:

1. The Village President shall be and hereby is directed to execute the attached Letter of Intent directed to the State's Attorney/Chairman of the PRMS Committee; and

2.The Village Clerk shall transmit copies of this Resolution to the State's Attorney/Chairman of the PRMS Committee; and

3.The Village President is authorized to withdraw the Letter of Intent if the PRMS Committee determines that the estimated cost to the Village of Hanover Park will increase by more than ten (10) percent beyond the projection supplied by the PRMS Committee.

ADOPTED this 16th day of April 2026, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTENTION:

Approved: ______________________________
Rodney S. Craig
Village President

ATTESTED, filed in my office.
This ______day of April 2026.

____
Kristy Merrill, Village Clerk

Village of Hanover Park
Police Department

Police Administration
2011 West Lake Street, Hanover Park, IL 60133
630-823-5500 tel 630-823-5499 fax

hpil.org

April 16, 2026

Hon. Robert B. Berlin
DuPage County State's Attorney
Chair, Police Records Management System
503 N County Farm Rd.
Wheaton, Illinois 60187

Dear Chair Berlin:

This letter is to confirm the intention of the Board of Trustees of the Village of Hanover Park to participate in the Police Records Management System (PRMS). I am advising you that the Board of Trustees authorized me to execute this letter on its behalf, in accordance with the attached resolution. The Board of Trustees makes this representation after its review of the following documents provided by the PRMS Oversight Committee:

- ☐ PRMS RFP Financial Impact Executive Summary
- ☐ PRMS RFP Process and Recommendation FAQ
- ☐ Report Management System (RMS) Staffing Overview

The Board of Trustees understands and acknowledges that the County and the PRMS Oversight Committee will rely on this commitment in determining the final cost for the projections of the PRMS Project and in determining whether to proceed with contract award. The Board of Trustees understands and expects that the PRMS Oversight Committee will notify it prior to contract award if the estimated cost to the Village of Hanover Park increases by more than ten (10) percent.

Sincerely,

Rodney S. Craig
Village President
Village of Hanover Park

DuPage County PRMS RFP Cost Summary

Police Records Management System (PRMS) Cost Analysis

Executive Summary

The DuPage County Police Records Management System (PRMS) Consortium conducted a formal Request for Proposal (RFP) process to identify the next-generation records management system to support participating law enforcement agencies. Three vendors advanced through the full evaluation process, including proposal review, demonstrations, technical validation, and cost analysis:

- Mark43
- Motorola Solutions
- Axon

This document summarizes the financial analysis component of the evaluation. The analysis reviewed required implementation costs, optional functionality, and estimated five-year total cost of ownership to support an informed decision by the PRMS Oversight Committee and participating agencies.

Key Points:

- Vendor cost comparison: Mark43 has the lowest required implementation cost at $1.86 million, Motorola Solutions requires $2.29 million with significant hardware expenses, and Axon's proposal is substantially higher at over $6.3 million. Optional costs vary, with Mark43 offering the largest optional module cost.

- Five-year ownership costs: Motorola Solutions shows the lowest estimated five-year total cost at approximately $6.7 million, followed by Mark43 at $7.7 million, and Axon at $11.2 million, reflecting ongoing licensing, support, and operational expenses. Motorola's estimate assumes continued hardware support.

- Cost drivers by vendor: Mark43's cloud-native architecture eliminates hardware infrastructure needs and lowers integration costs. Motorola relies on traditional infrastructure requiring significant hardware investment. Axon's high costs stem from implementation services, integration, and licensing fees.

- Financial implications: The consortium faces significant price differences among vendors, with Axon being the most expensive. Mark43 offers a modern cloud-based system with the lowest upfront cost, while Motorola presents a competitive long-term cost but with higher initial hardware investment. This financial analysis complements other evaluation criteria to support vendor selection.

Evaluation Context

The cost analysis represents one component of the broader RFP evaluation process. In addition to pricing, the evaluation committee assessed each vendor across several critical criteria:

- Functional capabilities of the RMS platform
- Usability for officers, records personnel, and investigators
- Integration capabilities with existing public safety systems

- Implementation approach and project management
- Vendor experience and long-term support model
- Demonstration performance and evaluator scoring

The financial analysis presented here complements the functional scoring performed by representatives from multiple participating law enforcement agencies.

Total Implementation Cost Comparison

Vendor	Required Costs	Optional Costs	Total with Options
Mark43	$1,857,427	$1,711,648	$3,569,075
Motorola Solutions	$2,287,513	$22,138	$2,309,651
Axon	$6,311,290	$252,624	$6,563,914

Required costs represent the base system implementation needed to deploy the RMS platform across the consortium. Optional costs represent additional capabilities or modules that the consortium may choose to implement depending on operational needs.

Key Cost Observations

Several important financial differences emerged from the cost comparison:

1. Mark43 presents the lowest required implementation cost among the three vendors.
2. Motorola requires significant hardware investment exceeding $1 million, reflecting a more traditional infrastructure deployment model.
3. Axon's proposal is substantially higher than both alternatives, primarily due to implementation services, integration costs, and platform licensing.
4. Optional modules for Mark43 represent potential future capabilities rather than mandatory system components.
5. The overall price difference between Axon and the other vendors is significant and represents a major consideration for the consortium

Five-Year Total Cost of Ownership

Vendor	Estimated Five-Year Cost
Motorola Solutions	$6,727,302
Mark43	$7,747,024
Axon	$11,238,370

The five-year cost projection includes licensing, support, maintenance, and operational expenses for each platform. While Motorola shows a slightly lower five-year cost projection, this estimate assumes continued support for the required hardware infrastructure.

Major Cost Drivers by Vendor

Mark43

- Cloud-native architecture
- No required hardware infrastructure
- Lower integration costs
- Modern user interface and mobile-first design

Motorola Solutions

- Significant hardware investment required
- Traditional infrastructure architecture
- Moderate software licensing and interface costs

Axon

- High implementation and integration costs
- Significant interface and platform licensing expenses
- Overall pricing substantially higher than competing systems

The pricing proposals demonstrate a significant cost difference among the vendors. While each vendor offers different architectural approaches and operational capabilities, Axon's proposal is considerably more expensive than the competing solutions. Mark43 offers the lowest required implementation cost and a modern cloud-based architecture, while Motorola offers a competitive five-year cost profile but requires a substantial hardware investment.

Conclusion

The cost analysis provides important financial context for the consortium's decision-making process. Combined with the functional evaluation, demonstration scoring, and implementation considerations, this financial review supports a comprehensive assessment of the available RMS solutions. The findings illustrate substantial cost differences among vendors while highlighting the architectural and operational factors associated with each platform.

PRMS RFP Process & Recommendation - Frequently Asked Questions (FAQ)

Process & Evaluation

1. Q: How was the evaluation team selected, and who participated in the scoring process?
   A: The Evaluation Team was chosen by inviting volunteers from member agencies. An open call for volunteers lasted for several months until we formed a team of 15 members, representing all major roles within our consortium. These members have participated in every part of the evaluation process.

2. Q: How did you ensure the evaluation process was fair and unbiased?
   A: A fair process was a top priority. This process was governed by the strict, well-defined procurement rules used by DuPage County. This ensured that every vendor had the same opportunities, standards, and procedures applied.

3. Q: How were pricing considerations incorporated into the evaluation process?
   A: The product/system Evaluation Team reviewed the proposals and made final recommendations without knowing the financial details of the proposals. The County Procurement Office conducted the financial scoring separately, ensuring that the recommendation was based only on product quality and alignment.

4. Q: Why were vendors eliminated after the preliminary scoring round?
   A: All responsive vendors received scores based on their compliance with the requirements in the published RFP. Only the top three scoring vendors were chosen to proceed, as lower-scoring solutions would not meet the consortium's needs.

5. Q: What criteria were used to score the written proposals?
   A: The categories were established during the requirements gathering phase of the RFP based on user interviews. Category weights were assigned by the Evaluation Team.

Proposer Background, Experience, and References	10%
System Architecture	5%
System Functionality	40%
Implementation	10%
Legacy Data Access	5%
System Testing	5%
Support and Maintenance	10
Cost	15%

6. Q: Were the evaluation scores generally consistent across the evaluation team?
   A: Scores were submitted to procurement and averaged for both preliminary and final scores. Aside from procurement, no one has access to individual scores.

7. Q: Did the demonstrations reinforce the preliminary scoring results, or did they change the evaluation team's perspective on any vendors?

A: Demonstrations offered clear explanations on many aspects of the written proposals. They seemed to have a significant influence on the final scores.

Demonstrations & User Feedback

8. Q: How many users participated in the demonstration feedback surveys?
   A: An average of 53 attendees participated in the demonstration each day. Twenty of the 30 member agencies were represented.

9. Q: How was user feedback incorporated into the evaluation process?
   A: An anonymous survey was given to attendees after each demonstration. Although user feedback did not influence the weighted score, Evaluation Team members reviewed the survey results to verify consistency.

10. Q: Did the user feedback align with the evaluation team's scoring?
    A: Yes. Evaluation team members attended every demonstration to ensure a consistent experience for both end-users and evaluators.

11. Q: Were all vendors given the same demonstration scenarios and time to present?
    A: Yes.

12. Q: How did the demonstrations reflect real agency workflows and use cases?
    A: We worked with DeltaWRX, the RFP consulting firm, to provide each vendor with an agenda that guided the demonstrations based on our agency workflows.

Vendor Fit & Selection Rationale

13. Q: What ultimately made the recommended vendor the strongest overall option?
    A: Alignment with consortium needs was a primary concern, along with ease of use. The RFP aimed to find the best product for report writing and management, evaluated through proposal reviews and system demonstrations. The evaluation team—comprising representatives from various police agencies and all key operational roles—firmly believed that Mark43 was the optimal solution for DuPage County's law enforcement community.

    Recommendation Rationale and Alignment Highlights

    - Best overall functional fit for consortium agencies
    - Strong usability and ease of adoption for end users
    - Alignment with current operational workflows and business processes
    - Long-term technical sustainability and modern architecture
    - Future-ready platform designed to modernize the PRMS environment.
    - Strong implementation approach with a well-defined support model
    - Support a model that aligns well with consortium strengths and minimizes disruption.
    - Proven ability to support a large law enforcement consortium comparable to or larger than ours

- Platform design aligns with consortium governance and shared service delivery.

14. Q: How close were the vendors in the overall evaluation?
A: Out of a total score of 500, the vendor scores were as follows:

Vendor	Weighted Total (500 Max)
Mark43	**409**
Motorola Solutions	377
Axon	279

Vendor Specific Follow-up Questions

15. Q: Could all consortium agencies operate within a single shared Axon system instead of separate agency environments?
A: Yes. Axon confirmed that a single shared system is technically feasible and could be implemented using role-based permissions to separate agencies within one environment. This model would allow agencies to operate within a shared data environment and support true cross-agency data sharing and standardized workflows. Axon's proposal, however, is based on separate agency environments, which limits standardization and does not provide the same shared data environment that a single-instance model would support. In its response, Axon recommended maintaining the separate-agency architecture instead of proposing a consolidated deployment.

Forward-Looking Questions (Implementation / Governance)

16. Q: What is the anticipated timeline for system implementation once a vendor is selected?
A: The implementation timeline for this type of project usually ranges from 12 to 18 months.

17. Q: What level of involvement will be required from individual agencies during implementation?
A: Agency participation is a top priority. A dedicated implementation team of agency staff will be assembled to guide the implementation process. Users at all levels will be involved in carrying out project tasks throughout, ensuring broad and deep engagement with the system.

18. Q: How will training and onboarding be handled for officers and records personnel?
A: Training will be conducted through train-the-trainer sessions, meaning that users will play a key role in successful implementation.

19. Q: Can Mark43 integrate with Axon cameras and Evidence.com?
A: Yes, Mark43 integrates with Axon body cameras and Evidence.com, allowing officers to link to and access video in RMS reports, but the video itself remains managed within Axon's system.

20. Q: Will the consortium attempt to negotiate pricing with the selected vendor before finalizing the agreement?
A: Yes. Once the Oversight Committee approves moving forward with the recommended vendor, the Negotiation Team will begin formal contract negotiations on behalf of the PRMS

Consortium. A primary goal of this process is to secure better pricing and favorable contract terms for participating agencies.
Since the consortium includes numerous law enforcement agencies, we have strong purchasing power. During negotiations, the Negotiation Team will work with the chosen vendor to:

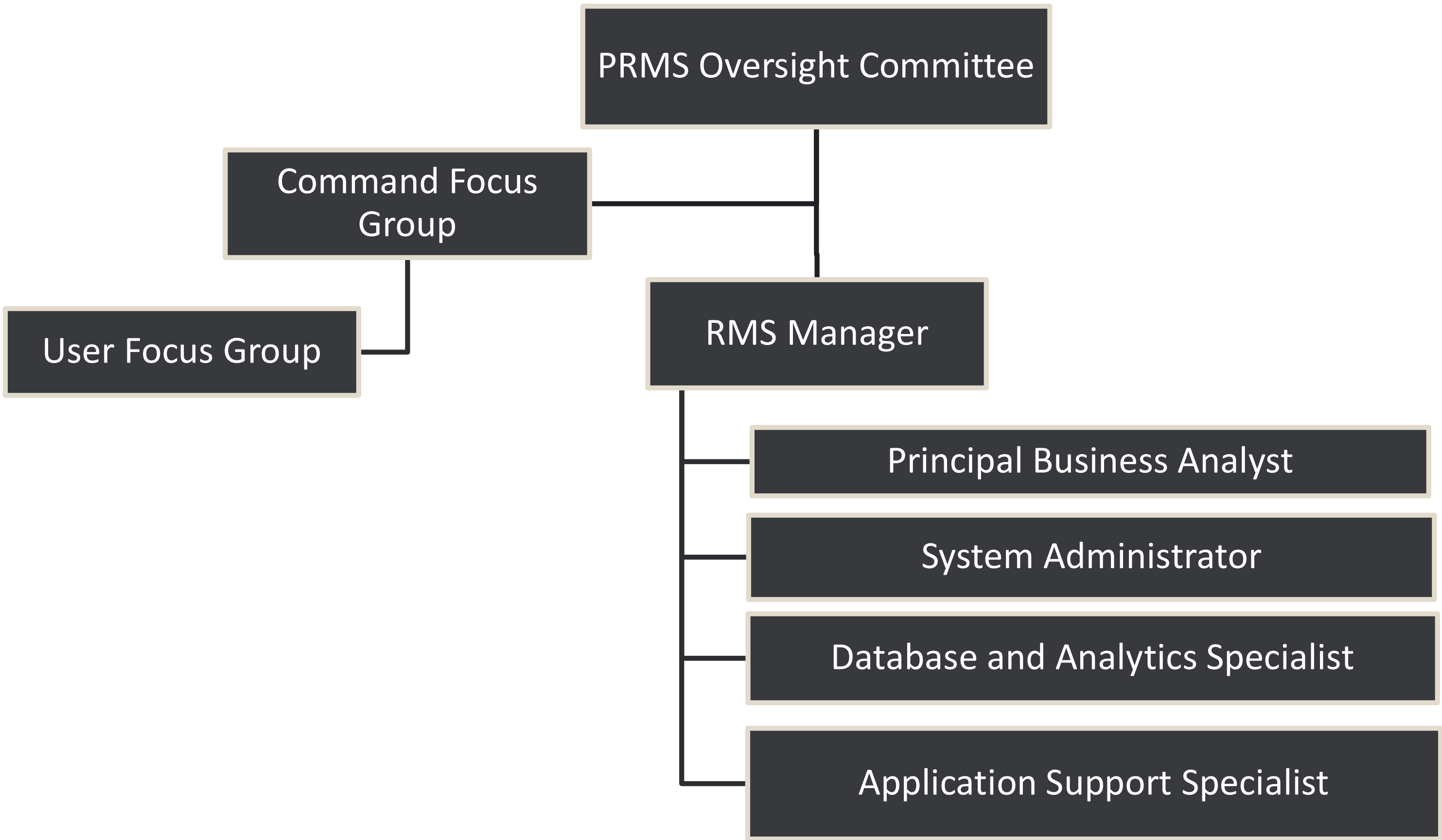
- Explore opportunities to lower licensing and implementation costs
- Seek volume-based pricing adjustments based on the total number of agencies and users involved
- Clarify and potentially reduce interface and integration costs
- Obtain favorable long-term pricing protections and contract terms

While vendor proposals initially present pricing, it is standard practice in large public-sector procurements to refine pricing during final contract negotiations.

Our goal is to ensure that the final agreement provides maximum value for the consortium while maintaining system capabilities and supporting the individual needs of participating agencies.

21. Q: Who are the members or roles involved in the Negotiation Team?
A: The makeup of the Negotiation Team is listed below:
    - PRMS Oversight Committee Member (DMMC representative)
    - Police Chief Association Member (Agency Leadership representative)
    - DuPage County Chief Information Officer (Technology and County Leadership representative)
    - PRMS Manager (PRMS system and technical support representative)
    - Chief Assistant State's Attorney (Legal representative)
    - Chief Procurement Officer (Procurement representative)
    - DeltaWRX RFP Consultant (PRMS RFP subject matter expert)

Police Records Management System Support Organizational Chart



RMS Manager: Don Ehrenhaft	• Responsible for system implementation and operation • Planning, managing, and directing employees • Partnerships between the County, Municipal Partners, ETSB, etc. • Vendor management including RMS vendor, Microsoft, and third-party providers • Project Management • Manage and maintain stakeholder communication plan • Overall system security • Manages RMS helpdesk tickets
Principal Business Analyst: Dave Jordan	• Directs technical aspects of projects • Defines project requirements • Performs testing and analysis of existing and incoming systems as needed • Assists RMS Manager with risk assessments and mitigation plans • Performs/Assists in the resolution of Tier 2 and 3 issues • Works directly with stakeholders on issue resolution **Backup staff members:** Don Ehrenhaft, Fernando Perez, Art Rykalin
System Administrator: Fernando Perez	• Installation and support of applications, hardware and interfaces • Technical support for hardware and software issues • Operating system management and maintenance • Manages and monitors system back-ups • Manages infrastructure including servers and firewalls • System security under the direction of the RMS Manager • Hardware and software related helpdesk ticket **Backup staff members:** Dave Jordan, Art Rykalin
Database and Analytics Specialist: James Wilkinson	• Monitors and maintains RMS database function and performance • Performs system upgrades, updates, and patches • Manages roles and permissions to ensure integrity and security • Database related helpdesk tickets • Develops and writes reports • Liaison with agencies for report development • Liaison with Hexagon regarding report development • Assists with system and interface maintenance

<table>
<tr><td></td><td colspan="2">Compiles statistics on reporting, monitors input to ensure accuracy</td></tr>
<tr><td></td><td>Backup staff members:</td><td>Dave Jordan, Don Ehrenhaft</td></tr>
<tr><td>Application Support Specialist:
Art Rykalin</td><td colspan="2">Monitors system performance and maintains performance standards
Works with RMS vendor support team to resolve escalated support tickets
Hardware and software related helpdesk ticket
Manages and executes software maintenance plan</td></tr>
<tr><td></td><td>Backup staff members:</td><td>Fernando Perez, Dave Jordan</td></tr>
</table>

AGENDA MEMORANDUM

TO: **Village President and Board of Trustees**

FROM: Courtney Sage, Interim Village Manager
Jed Gerstein, Chief Information Officer

SUBJECT: Server Infrastructure Annual Support and Maintenance

ACTION REQUESTED: ☒ Approval ☐ Concurrence ☐ Discussion ☐ Information

RECOMMENDED FOR CONSENT AGENDA: ☒ Yes ☐ No

MEETING DATE: **April 16, 2026**

Executive Summary

Staff is requesting that the Village President and Board of Trustees approve the hardware and software maintenance agreements for the Cisco Hyperflex system with Sentinel Technologies for the total amount of $36,744.82.

Discussion

In 2023, the Village purchased new Cisco Hyperflex hyperconverged server infrastructure. The server infrastructure consists of four physical servers and two fabric-interconnect switches, along with a one-year software subscription hardware support and maintenance.

This system supports over 110 virtual servers that are utilized by all Village departments for software applications, document management, enterprise systems and databases, file storage, telephone services, physical and cyber security systems, and system administration.

Annual support and maintenance agreements are maintained for all systems that make up the network infrastructure in the Village. These agreements prevent system downtime, allow access to software/firmware updates, and maintain access to vendor technical support, ensuring network components always remain operational.

The infrastructure support and maintenance services are provided by Sentinel Technologies. Access to technical support is 24 hours per day, 7 days per week, with four-hour replacement time for hardware failure. The annual cost for hardware support/maintenance is $10,608.82, and the total cost of the software subscriptions is $26,136.00. These agreements are for the period of May 2026 through May 2027. The total renewal cost is $36,744.82. The budgeted amount for these three agreements is $36,630.00. This renewal will result in a $114.82 overage. This overage is covered by other subscription renewals that have come in under budget.

Agreement Name: ____________________

Executed By: ____________________

Recommended Action

Motion to approve the hardware maintenance and software subscription agreements for the Cisco Hyperflex system with Sentinel Technologies for the total amount of $36,744.82 and authorize the Interim Village Manager to execute the necessary documents.

Attachments: Sentinel Technologies Support Agreements

Budgeted Item:	____ Yes __X__ No
Budgeted Amount:	$36,630.00
Actual Cost:	$36,744.82
Account Number:	**10-40-4700-403-436**

____ Minority Owned Business
____ Woman Owned Business
____ Veteran Owned Business
____ LGBTQ+ Owned Business
____ Disability Owned Business
__X__ Not Applicable

APPENDIX A

Customer Name:	Village Of Hanover Park
Street Address:	2121 W Lake St
City, State, Zip:	Hanover Park, IL, 60133-4301

The Agreement referenced below by and between Sentinel Technologies, Inc., (Contractor) with principal offices at 2550 Warrenville Road, Downers Grove, Illinois 60515, and Village Of Hanover Park (Customer) with principal offices at 2121 W Lake St Hanover Park, IL, 60133-4301 is hereby appended to include the following:

Commencement Date	3/30/2026	Agreement No.	-	Addendum No. RNWL25-08826-R1

1.0 Sentinel Always Connected Technical Support (ACTS) formerly High Availability Network Support (HANS™)

Sentinel's Always Connected Technical Support (ACTS) is a premium, break-fix maintenance service that supports your organization's IT infrastructure. Our family of support products provide an opportunity to enhance the services available with vendor direct maintenance support. Sentinel ACTS also complements vendor resale service products by presenting clients with a high-touch support model. Sentinel's team of highly certified technicians handles all service cases, diagnoses root causes, engages vendor support (as necessary), and manages the case to resolution. Altogether, ACTS delivers comprehensive and responsive service across your IT environment.

1.1 Service Features & Inclusions

The following details the level of support provided under ACTS service agreements:

- Contractor will utilize remote diagnosis and remote repair capabilities to expedite problem resolution.
- Contractor will provide 24x7x365 services to troubleshoot and remediate break/fix issues on contracted devices.
- Contractor will act as the Customer's agent in coordinating manufacturer support cases, when necessary.
- Contractor may supply loaner equipment on a best-effort basis to minimize downtime in emergency situations.
- Contractor will provide advanced replacement of hardware in accordance with the SLA defined per device in the Pricing Summary.
- Contractor will reload/configure system components with Customer-supplied backup, to ensure complete functionality and restoration.
- Contractor will provide Contract and Inventory Management on the Customer infrastructure.
- If the Customer requests that modifications be made to the inventory during the Contracted Periods of Maintenance Service, then maintenance service will be supplied unless such modifications make it impractical for Contractor to render maintenance service, in which case Contractor shall be relieved of its responsibilities. If the requested modifications increase maintenance costs, Contractor shall have the right to adjust accordingly the maintenance charges specified in the Pricing Summary.
- NetApp/DellEMC/Pure Storage Specific Items.
    - Sentinel will setup the Manufacturer Phone Home capability to notify both the Manufacturer and Sentinel at the time of failure so that a ticket will automatically be generated in the Sentinel system for immediate response.

Details on specific inclusions for each support level is provided in detail in section 2.0 Support Level Tiers.

1.2 Contractor Responsibilities

The Contractor shall, for the total charges set forth in the Pricing Summary, maintain the Equipment in good operating condition and furnish maintenance service during the Contracted Periods of Maintenance Service selected by the Customer as designated in the Pricing Summary.

The Maintenance Service includes:

- Service case management from time of case placement through resolution / restoration.
- Unscheduled Remedial Maintenance Service during the Contracted Periods of Maintenance Service when notified by the Customer that the Equipment is inoperative.
- All costs of labor and field installable parts deemed necessary by Contractor to be required for maintaining the Equipment as a result of normal wear and tear. At Customer's request, Contractor will, for additional time and material cost, make required repairs not attributable to normal wear and tear.
- The installation of new parts or parts equivalent to new in performance. Replaced parts shall become the property of Contractor. Contractor shall be responsible for the replacement of only those parts unusable as a result of normal usage and wear and tear.
- With regard to end of life products (under ACTS Silver coverage), Contractor shall use its commercially reasonable best efforts to support said products until such time it is determined, in Contractor's sole discretion, that the support of these products is not economically viable. At the time that determination is made, Contractor shall notify Customer in writing, and Contractor shall then be relieved of any and all obligation or liability relating to said products.

1.3 Customer Responsibilities

- Prior to the Commencement Date of Maintenance under this Appendix, the Customer shall provide Contractor with an accurate inventory, including accurate address/location, of the Equipment to be covered hereunder. Should Customer's inventory be incomplete or otherwise inaccurate, Customer acknowledges that Contractor shall be absolved of any liability relating to the equipment not listed or misidentified, unless the parties agree to an additional charge for provision of service to that equipment. For multi-year contracts, this inventory shall be updated by Customer annually. At Customer's request and for an additional charge, Contractor can perform an inventory of Customer's Equipment to be covered hereunder.
- The Customer shall maintain the site environmental conditions, such as, but not limited to, proper temperature control, humidity levels, consistent power and use of UPS equipment and/or surge protection, throughout the Contracted Periods of Maintenance Service in accordance with the specifications established by the Equipment manufacturer.
- The Customer shall not permit maintenance or repairs to the Equipment to be made or attempted, except as specified and approved in advance by Contractor.
- The Customer shall place a service case with Contractor upon the Equipment failure and shall allow Contractor full and free access to the Equipment, subject to the Customer's commercially reasonable internal security rules.
- In order to activate Contractor's restoration guarantees, Customer agrees to present Contractor with up-to-date configurations of the covered devices at time of failure. However, if the Customer has a monitoring/managed services agreement in place, Sentinel can provide the configurations via monitoring/managed services. Contractor's restoration guarantees will not be in full force or effect until Customer provides engineer active configuration at time of failure. In the event Customer does not provide the configuration information, any incremental effort required during the restoration process that is attributable to missing configuration information may result in additional charges.
- Customer shall inform Contractor of any end of life, replacement or phase out notifications it receives from Equipment manufacturers, dealers, or agents.
- For any contracted device that is physically located in an area not reasonably accessible to the Contractor and/or may require specific equipment, including, but not limited to: heavy machinery, special equipment, aerial lifts or operating certification by the Occupational Safety and Health Administration, Customer is responsible for providing a resource for access, device retrieval and device installation. If Customer is unable to provide such resource, the device maintenance shall be considered out of scope.

1.4 Service Exclusions and Limitations

The following services are outside the scope of this Appendix.

- Maintenance or repairs attributable to the following, but not limited to:

  - Equipment being used for purposes other than that for which it was designed or general misuse.
  - Failure to provide suitable environmental conditions which may include, but not limited to, proper temperature control, humidity levels, consistent power and use of Uninterruptible Power Supply (UPS) equipment and/or surge protection.
  - Acts of God, war, government regulation, terrorism, strikes, civil disorder, accident, transportation, disaster (power event, electrostatic conditions, water, fire damage, air conditioning failure) or similar emergency beyond the parties' control.
  - Fault or negligence of the Customer, its agents, employees, or assigns.
- In the event that the Customer, or a third party hired by the Customer, performs physical repairs or maintenance, incorrectly configures or otherwise makes a change to the Equipment resulting in a service issue for which Sentinel's services are required for remediation, all remediation efforts will be billed on a time and materials (T&M) basis. A separate T&M agreement is required.
- "Emergency Incidents" are excluded from this service. Emergency Incidents are categorized as events that are influenced by elements outside of standard operating conditions and/or procedures that require an urgent and immediate response beyond the scope of routine Incident Management. Examples of these elements include but are not limited to, facilities or building failures, security incidents such as malware or ransomware, or formal declaration of a disaster.
- Detection and/or remediation of security attacks, breaches, or issues on infrastructure are excluded from this service.
- Furnishing supplies or accessories or refurbishing of Equipment.
- Installation, moves, adds, or changes (MAC) to Equipment/software.
- Maintenance or repairs attributable to manufacturer defects, bugs, vulnerabilities, viruses, or other similar defects.
- Should a device go end of support/life during maintenance contract term, manufacturer support will no longer be available for that device.
- If onsite is not selected as the Response Method for a device, any requested onsite support will be billed at current Time & Materials (T&M) rate.

1.5 Service Transition Requirements

Inspection and Repair
Prior to the Commencement Date of Maintenance under this Appendix, the equipment covered hereunder and delineated in the Pricing Summary ("the Equipment") shall be subject to inspection by the Contractor at no charge to the Customer to determine if it is in acceptable condition for maintenance. Any repairs, adjustments, or replacement of missing items deemed necessary by the Contractor to bring the Equipment up to an acceptable condition shall be the responsibility of the Customer. The Contractor reserves the right to modify, repudiate, or terminate this Appendix if, in Contractor's opinion, the Equipment is not capable of maintenance or if Customer refuses or fails to bring the Equipment up to an acceptable condition.

Compliance Hold
Cisco reserves the right to place a Compliance Hold on devices for which maintenance coverage has lapsed. To release the Compliance Hold, the device must go through a recertification process at Customer's cost. Once the device is recertified by Cisco, the device must be placed under maintenance support within ninety (90) days. Failure to act within the ninety (90) day window will result in the reactivation of Compliance Hold.

A similar process may be required by other manufacturers. Contractor will provide Customer with advance notice of the imposition of any such compliance evaluation process.

2.0 Support Level Tiers

The agreed upon service level for your equipment involves three (3) layers of support. The first layer determines how you would like to interact with Sentinel and your equipment vendor. The second layer determines whether you receive support remotely or on site. The third layer determines how quickly your equipment will be replaced in the event of a failure.

Layer 1 – Support Level

Platinum: This tier of support pairs Sentinel's premium ACTS service with full vendor direct support, meaning that a customer can choose to contact Sentinel or the vendor directly for any support needed.

Special Considerations:

- Coverage requests for devices located outside of United States require Platinum level support.

Gold: This tier of support pairs Sentinel's premium ACTS service with vendor Partner Support Services or Limited Lifetime Warranty offerings. This means that a customer will work directly with Sentinel and Sentinel will engage the vendor as needed. Direct customer to vendor interaction and engagement is not included in this service. However, customer access to the vendor website, software downloads, and licensing is included.

Special Considerations:

- When Gold service is purchased on equipment that carries a vendor Limited Lifetime Warranty (LLW), the LLW contract coverage is utilized for permanent part replacement. It is possible that the initial replacement and restoration of service may occur using a temporary, equivalent functionality (but not equivalent part number) loaned part. This loaned part would then be replaced at a later date with an exact replacement part sourced from the vendor LLW contract.
- If Gold is sold on a LLW part and a vendor direct contract is requested at a later date, vendor specific re-certification requirements may apply.

Silver (Non-Cisco EOS): This tier of support is utilized only for items that are End of Vendor Support and is available at the discretion of Sentinel. This is a best-effort support level that does not include vendor direct support (due to EOS) and utilizes a sparing model from Sentinel's inventory of ACTS equipment to replace failed equipment. Software updates are no longer available from the vendor and are not included in this support level. Silver coverage will be evaluated on a case-by-case basis to determine if it is available and approved for the desired equipment. Silver coverage is not available for Cisco devices.

Bronze (Cisco EOS Only): This tier of support is dedicated to Cisco equipment that is End of Support (EOS). This is a best-effort support level that does not include vendor direct support (due to EOS). Sentinel cannot provide equipment replacements under this level of service due to vendor program terms. Sentinel may provide on a best-effort basis a loaner of a comparable device if available from a Sentinel ACTS inventory, to be used while a new replacement device is procured by Customer. Any such loaner device may be used for up to 14 business days, or for a longer period if agreed upon by the parties, at which point it shall be promptly returned to Sentinel by Customer. Under this tier of support, Sentinel will provide best-effort support and troubleshooting of device configurations and restoration of services to a Customer-provided spare or a Sentinel-provided loaner device, if available, in the event of hardware failure. Software updates will no longer be available from the vendor and are not included in this support tier. Coverage will be evaluated on a case-by-case basis to determine if it is available and approved for the desired equipment. The only SLA provided will be on Sentinel response for troubleshooting, and no restoration SLA will be applicable due to the possible lack of hardware replacement options.

Layer 2 – Response Method

Software Support: Software and licensing are supported remotely, as they are virtual components. This includes access to manufacturer-provided software updates and patches.

Software Only Support (No RMA): Software and licensing are supported remotely on physical hardware devices. This includes access to manufacturer-provided software updates and patches; however, no hardware support or replacement is provided for the physical device.

Parts & Remote Support: Includes remote troubleshooting and diagnosis of break/fix issues, and remote services to restore a solution using a customer-supplied backup.

On Site Support: Includes in-person troubleshooting and diagnosis of break/fix issues, as well as services to install and configure replacement hardware/software using a customer-supplied backup.

Layer 3 – Part Replacement Timeframe

When it is confirmed that part replacement is required, Sentinel will provide a replacement within the timeframe outlined below. For Next Business Day contracts, the cutoff time for part order is 3 p.m. local time.

<u>24x7x2</u>: Parts are provided 24 hours a day, 7 days a week, within 2 hours of failure confirmation, including holidays. (Only available within certain geographic regions).

<u>24x7x4</u>: Parts are provided 24 hours a day, 7 days a week, within 4 hours of failure confirmation, including holidays.

<u>8x5x4</u>: Parts are provided 8 hours a day, 5 days a week (M-F), within 4 hours of failure confirmation. If the 4 hour window to replace parts extends outside of business hours, it would resume on the next business day.

<u>8x5xNBD</u>: Parts are provided 8 hours a day, 5 days a week (M-F), by the next business day.

<u>8x7xNCD</u>: Parts are provided 8 hours a day, 7 days a week, by the next calendar day, including holidays.

Special Considerations:

- Replacement timeframes cannot be guaranteed if the device(s) registered address does not match its physical location.

3.0 Service Level Agreement (SLA)

Incident Service Level
99.5% Commitment on SLAs.

Priority	Notification SLA	Response SLA	Resolution / Restoration
Priority 1	15 Minutes	1 Hour	Dependent on manufacturer SLA
Priority 2	15 Minutes	2 Hours	Dependent on manufacturer SLA
Priority 3	15 Minutes	8 Hours	Dependent on manufacturer SLA

Note: Due to the service transition and onboarding of support, adherence to SLAs will become effective no sooner than 30 days after Customer signature.

Definitions

- **P1** – Interruption making a critical functionality inaccessible or a complete network interruption causing a severe impact on services availability. There is no workaround or alternative.
- **P2** – Critical functionality or network access interrupted, degraded, or unusable, having a severe impact on services availability. No acceptable alternative is possible.
- **P3** – Non-critical function or procedure unusable or hard to use having an operational impact, but with no direct impact on services availability. A workaround is available.
- **Notification** – An opened case is acknowledged by an automatic confirmation email from Sentinel's ITSM platform.
- **Response** – A case is assigned to a Sentinel resource.
- **Resolution / Restoration** – A case has been resolved/closed by the assigned Sentinel resource.

Solution-Specific Terms & Assumptions

Periods of Maintenance Service Availability

- The Annual Maintenance Fee and the Contracted Periods of Maintenance Service available to the Customer are stated in the Pricing Summary. Notwithstanding the terms therein, the activation of the obligations under this Appendix commence no later than the date Contractor purchases any manufacturer support contracts or equipment supporting this agreement.

- If the Customer removes individual Equipment from the system configuration, said individual Equipment may be added or deleted from maintenance coverage under this Appendix by giving Contractor thirty (30) days advance written notice. Any manufacturer support contracts purchased for this agreement are non-refundable.

Pricing Summary

Mfr.	Device	Description	Serial Number	Start Date	End Date	Qty.	Unit Price	Ext. Price	Special Notes	Billing Model
Village Of Hanover Park										
2121 W Lake St Hanover Park, IL 60133-4301										
	ACTS Gold Onsite 24 X 7 4 Hour									
Cisco	HXAF240C-M6SX	Cisco HyperFlex HX240c M6 All Flash Node	WZP27120LJX	05/29/2026	04/21/2027	1	$1,491.89	$1,491.89		Prepaid
Cisco	HXAF240C-M6SX	Cisco HyperFlex HX240c M6 All Flash Node	WZP271301BX	05/29/2026	04/21/2027	1	$1,491.89	$1,491.89		Prepaid
Cisco	HXAF240C-M6SX	Cisco HyperFlex HX240c M6 All Flash Node	WZP271301CW	05/29/2026	04/21/2027	1	$1,491.89	$1,491.89		Prepaid
Cisco	HXAF240C-M6SX	Cisco HyperFlex HX240c M6 All Flash Node	WZP271301FN	05/29/2026	04/21/2027	1	$1,491.89	$1,491.89		Prepaid
Cisco	HX-FI-6454	UCS Fabric Interconnect 6454	FDO27010LBE	05/29/2026	04/21/2027	1	$2,320.63	$2,320.63		Prepaid
Cisco	HX-FI-6454	UCS Fabric Interconnect 6454	FDO27012NXA	05/29/2026	04/21/2027	1	$2,320.63	$2,320.63		Prepaid
						Total		**$10,608.82**		
							Plus Applicable Sales Tax			

General Terms and Assumptions

By issuing a purchase order in response to this quote or contract, Customer hereby agrees to be bound by the below terms and conditions, which shall prevail in the event of a conflict with any terms and conditions included within Customer's purchase order.

- The manufacturer/support provider has the right to inspect any products that have either never had support coverage or have not had support coverage for an extended period to determine their eligibility for maintenance/support. Devices subject to inspection will be flagged as such and are subject to a non-refundable inspection fee, which shall be the responsibility of Customer. Sentinel will work with the manufacturer/support provider on Customer's behalf until device eligibility is determined. Devices that do not pass the inspection will be ineligible for support.
- For products purchased pursuant to this agreement, Contractor agrees to provide storage at no additional charge for up to 90 days. If the storage period exceeds 90 days, Customer agrees to the following: a.) Customer will be responsible to pay a fee of 2% per month for storage of purchased products from that point forward, b.) Customer will be invoiced and will be responsible to pay the unpaid balance for any products purchased from Contractor that have not been paid in full and, c.) Ownership will transfer from Contractor to Customer.
- For all products purchased, it is assumed that prior to order execution with Contractor, Customer has reviewed, understood, and agreed to each manufacturer's respective terms and conditions governing the purchase of products, including, but not limited to, applicable warranties, order cancellation, and return policies. In the event of a return request, Sentinel may assist Customer by facilitating the request between Customer and the manufacturer. In addition, product return requests will be subject to Sentinel's own return policies, which may include restocking fees and/or shipping and handling costs.
- Under no circumstances will Customer have the right to withhold payment to Sentinel due to an alleged breach of any express or implied warranties with regard to the products purchased herein. Any such claim shall be handled directly between the manufacturer and Customer. If Contractor receives any financial relief or incentives intended for Customer as a result of a settlement between Customer and the manufacturer, Contractor agrees to pass through the incentives or financial relief to Customer.
- The recording and/or monitoring of incoming and outgoing telephone calls between Contractor and Customer will be undertaken by Contractor, subject to the consent of all parties to such calls, for the purpose of providing constructive performance feedback, pursuing complaints, taking corrective action, measuring satisfaction or for any other purpose Contractor deems relevant to improving customer service.

Payment Terms

Hardware/Software: For orders over $100K, 50% at contract execution, balance upon shipment from manufacturer

All Invoices: Net 30

This quote is valid until 04 / 29 / 2026.

***Effective February 8, 2026,** in accordance with Cisco policy, backdating support start dates will only be allowed within a 30-day grace period from the original start date. After the grace period ends, the original start date can no longer be used, and a new quote with updated start dates will be required.

CUSTOMER: Village Of Hanover Park	CONTRACTOR: Sentinel Technologies, Inc.
Signature: ______________________________	Signature: ______________________________
Printed Name: ___________________________	Printed Name: ___________________________
Title: _________________________________	Title: _________________________________
Date: _________________________________	Date: _________________________________
P.O. #:_______________________________	

HX Data Platform Subscription

Contract # 031819

Prepared for:

Village Of Hanover Park

Jed Gerstein
jgerstein@hpil.org

Prepared by:

Sentinel Technologies, Inc

Dave Sammons
dsammons@sentinel.com

Appendix A

-

This Appendix A is governed by the Master Services Agreement by and between Sentinel Technologies, Inc., (Contractor) with principal offices at 2550 Warrenville Road, Downers Grove, Illinois 60515, and Village Of Hanover Park with principal offices at 2121 W Lake St Hanover Park, IL 60133-4301.

Hardware/Software Only

-

Hardware/Software only purchase of items listed in the Pricing Summary. No installation or professional services provided.

HyperFlex Data Platform Subscription

Product Description	Qty	Price	Ext. Price
Solution Subscriptions - *Unless explicitly indicated otherwise within this contract, the below term for these subscription services will automatically renew, absent at least ninety (90) days' notice of cancelation by Customer before the start of the renewal term. For subscription services that do not automatically renew, Customer must provide Sentinel with at least ninety (90) days' notice of its intention to renew the services and shall hold Sentinel harmless from any service interruption to result from the cessation of services due to Customer's failure to provide timely notice as stated herein.*			
Initial Term: 12 Months **|** **Requested Start Date**: 6/03/2026 **|** **Billing Model**: Prepaid **|** **Renewal Term**: Requote			
HX Data Platform multi-year subscription for terms 13-60 mon	1	$0.00	$0.00
Basic Support for DCM	1	$0.00	$0.00
HyperFlex Data Platform Datacenter Advantage (RENEW ONLY)	4	$6,094.00	$24,376.00
		Subtotal:	**$24,376.00**

HX Data Platform Subscription

Prepared by:	Prepared for:	Contract Information:
Sentinel Technologies, Inc	**Village Of Hanover Park**	**Contract # 031819**
Dave Sammons dsammons@sentinel.com	2121 W Lake St Hanover Park, IL 60133-4301 Jed Gerstein +16308235670 jgerstein@hpil.org	Version: 2 Delivery Date: 04/01/2026 Expiration Date: 04/30/2026

Quote Summary

Description	Amount
HyperFlex Data Platform Subscription	$24,376.00
Total:	**$24,376.00**

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Terms and Conditions

By signing below, Customer agrees that the products and services being purchased through this contract are subject to the Sentinel Technologies Terms and Conditions, as applicable, located at https://sentinel.com/Terms-and-Conditions unless expressly provided herein or otherwise addressed in a separate Agreement between the parties.

Invoice Terms

Subscription/License: At the beginning of the contract - In Full

Payment Terms: Net 30

Sentinel Technologies, Inc		Village Of Hanover Park	
Signature:		Signature:	
Name:	Robert Lenartowicz	Name:	
Title:	Chief Operating Officer	Title:	
Date:	04/01/2026	Date:	

Cisco Intersight SaaS (SUB1466478 & 1466479) 2026-27 renewal

Contract # 032234

Prepared for:

Village Of Hanover Park

Jed Gerstein
jgerstein@hpil.org

Prepared by:

Sentinel Technologies, Inc

Dave Sammons
dsammons@sentinel.com

Appendix A

-

This Appendix A is governed by the Master Services Agreement by and between Sentinel Technologies, Inc., (Contractor) with principal offices at 2550 Warrenville Road, Downers Grove, Illinois 60515, and Village Of Hanover Park with principal offices at 2121 W Lake St Hanover Park, IL 60133-4301.

Hardware/Software Only

-

Hardware/Software only purchase of items listed in the Pricing Summary. No installation or professional services provided.

12 Months - Qty 1

Product Description	Qty	Price	Ext. Price
Solution Subscriptions - *Unless explicitly indicated otherwise within this contract, the below term for these subscription services will automatically renew, absent at least ninety (90) days' notice of cancelation by Customer before the start of the renewal term. For subscription services that do not automatically renew, Customer must provide Sentinel with at least ninety (90) days' notice of its intention to renew the services and shall hold Sentinel harmless from any service interruption to result from the cessation of services due to Customer's failure to provide timely notice as stated herein.*			
Initial Term: 12 Months | Requested Start Date: 5/28/2026 | Billing Model: Prepaid | Renewal Term: Requote			
Cisco Intersight SaaS	1	$0.00	$0.00
Infrastructure Services SaaS/CVA - Essentials	1	$352.00	$352.00
Cisco Support Standard for DCM	1	$0.00	$0.00
UCS Central Per Server - 1 Server License	1	$0.00	$0.00
Intersight - Virtual adopt session http://cs.co/requestCSS	1	$0.00	$0.00
		Subtotal:	**$352.00**

12 Months - Qty 4

Product Description	Qty	Price	Ext. Price
Solution Subscriptions - *Unless explicitly indicated otherwise within this contract, the below term for these subscription services will automatically renew, absent at least ninety (90) days' notice of cancelation by Customer before the start of the renewal term. For subscription services that do not automatically renew, Customer must provide Sentinel with at least ninety (90) days' notice of its intention to renew the services and shall hold Sentinel harmless from any service interruption to result from the cessation of services due to Customer's failure to provide timely notice as stated herein.*			
Initial Term: 12 Months | Requested Start Date: 5/28/2026 | Billing Model: Prepaid | Renewal Term: Requote			
Cisco Intersight SaaS	1	$0.00	$0.00
Infrastructure Services SaaS/CVA - Essentials	4	$352.00	$1,408.00
Cisco Support Standard for DCM	1	$0.00	$0.00
UCS Central Per Server - 1 Server License	4	$0.00	$0.00

12 Months - Qty 4

Product Description	Qty	Price	Ext. Price
Intersight - Virtual adopt session http://cs.co/requestCSS	1	$0.00	$0.00

Subtotal: **$1,408.00**

SENTINEL®

Cisco Intersight SaaS (SUB1466478 & 1466479) 2026-27 renewal

Prepared by:

Sentinel Technologies, Inc

Dave Sammons
dsammons@sentinel.com

Prepared for:

Village Of Hanover Park

2121 W Lake St
Hanover Park, IL 60133-4301
Jed Gerstein
+16308235670
jgerstein@hpil.org

Contract Information:

Contract # 032234

Version: 2
Delivery Date: 03/27/2026
Expiration Date: 04/30/2026

Quote Summary

Description	Amount
12 Months - Qty 1	$352.00
12 Months - Qty 4	$1,408.00
Total:	**$1,760.00**

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Terms and Conditions

By signing below, Customer agrees that the products and services being purchased through this contract are subject to the Sentinel Technologies Terms and Conditions, as applicable, located at https://sentinel.com/Terms-and-Conditions unless expressly provided herein or otherwise addressed in a separate Agreement between the parties.

Invoice Terms

Hardware: Upon Shipment

Subscription/License: At the beginning of the contract - In Full

Payment Terms: Net 30

Sentinel Technologies, Inc

Signature: [signature]

Name: Robert Lenartowicz

Title: Chief Operating Officer

Date: 03/27/2026

Village Of Hanover Park

Signature: ____________

Name: ____________

Title: ____________

Date: ____________

AGENDA MEMORANDUM

TO: **Village President and Board of Trustees**

FROM: Courtney Sage, Interim Village Manager
Shubhra Govind, Director of Community & Economic Development

SUBJECT: Resolution Approving Redevelopment Agreement with Alonzo Property Investment, LLC for Property located at 2120-2152 Lake Street

ACTION REQUESTED: ☒ Approval ☐ Concurrence ☐ Discussion ☐ Information

RECOMMENDED FOR CONSENT AGENDA: ☒ Yes ☐ No

MEETING DATE: **April 16, 2026**

Executive Summary

Staff is requesting the Village President and Board of Trustees approve a Resolution authorizing the execution of a Redevelopment Agreement between the developer, Alonzo Property Investment, LLC, and the Village for a mixed-use building with daycare and art studio proposed at 2120-2152 Lake Street.

Discussion

At the March 5, 2026 Workshop, the Village Board discussed a request for financial assistance from the developer for a 13,000 sq. ft. building with a daycare on the first floor and an artist's studio/gallery on the second floor. The proposed project was approved via Ord. O-24-34. The total project cost anticipated for this project is roughly $5.9 million. The developer requested TIF financial assistance in the net amount of $885,000 (about 15%).

The Village's TIF/Financial consultant, S. B. Friedman, reviewed and analyzed the requested TIF assistance to ensure that the entirety of the requested assistance will be generated by this development. It was estimated that the Project will produce $1.3 million in TIF revenue over the remaining life of the TIF District, which is sufficient to replenish the TIF fund for Project-related costs.

Based on the March 5th discussion, a Term Sheet was developed outlining the requirements for TIF assistance, which was approved by the Village Board on March 19, 2026.

A Redevelopment Agreement has been drafted based on the approved Term Sheet, and incorporates the approved design with exceptions, and references the engineering plans, building elevations, draft landscape plan, and other design elements as Exhibits.

Agreement Name: ______________________________

Executed By: ______________________________

Highlights of the Redevelopment Agreement:

- Total project costs are estimated to be $5.9M.
- Financial Assistance limited to $885,000. (in the form of reimbursement for TIF Eligible work. Financial Analysis from the Village's TIF Consultant indicates this development will generate a higher amount in increment in the remaining life of the TIF).
- TIF Incentive Payment No. 1 of $175,000 as a 'forgivable loan' to be reimbursed on a progress payment basis for approved site development work. Sworn statements, receipts and waivers of lien, etc. required prior to processing reimbursement.
- TIF Incentive Payment No. 2 of remaining $710,000.00 provided as reimbursement following completion of construction, issuance of a Final Certificate of Occupancy, receipt of DCFS approval, fully opening the Project for business and receipt of a complete Reimbursement Request with supporting documentation in accordance with the RDA.
- Development must commence construction activities by June 1, 2026, and thereafter construct the Project in conformity with all Village and other governmental approvals and permits.
- Final Certificate of Occupancy shall have been issued by or before February 28, 2027, with all related public, if any, and private infrastructure improvements materially and substantially in conformance with the approved plans.

TIF #3 contains a budget line item for land acquisition that is not anticipated to be fully utilized this year. The first TIF Incentive payment for this Development would utilize these funds.

Recommended Action

Motion to pass a Resolution authorizing the execution of a Redevelopment Agreement with Alonzo Property Investment, LLC for the property located at 2120-2152 Lake Street, Hanover Park, Illinois.

Attachments: Resolution
Redevelopment Agreement including Exhibits A through G

Budgeted Item:	_X_ Yes ___ No
Budgeted Amount:	$3,500,000
Actual Cost:	$175,000
Account Number:	33-20-2200-403-479

RESOLUTION NO. R-26-________

A RESOLUTION AUTHORIZING THE EXECUTION OF A REDEVELOPMENT AGREEMENT WITH ALONZO PROPERTY INVESTMENT, LLC FOR THE PROPERTY LOCATED AT 2120-2152 LAKE ST., HANOVER PARK, ILLINOIS

WHEREAS, the Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended from time to time (the "Act"), to finance projects that eradicate blighted conditions through the use of tax increment allocation financing for redevelopment projects, incurring redevelopment project costs, and enter into redevelopment agreements; and

WHEREAS, To induce redevelopment pursuant to the Act, the President and Board of Trustees of the Village (the "Corporate Authorities") introduced and adopted the following ordinances on May 3, 2001 (1) "An Ordinance Adopting and Approving a Tax Increment Financing Redevelopment Plan And Project For the Village of Hanover Park, Illinois (Village Center -TIF #3)"; (2) "An Ordinance Designating a Tax Increment Financing Redevelopment Project Area Within the Village of Hanover Park, Illinois (Village Center – TIF #3)"; and (3) "An Ordinance Adopting Tax Increment Financing for the Village of Hanover Park, Illinois, Cook And DuPage Counties, Illinois In Connection With the Designation of a Tax Increment Financing Redevelopment Project Area (Village Center –TIF #3)" (said ordinances hereinafter collectively referred to as the "TIF Ordinances"). Thereafter on September 5, 2019, the foregoing Ordinances were amended in part by Ordinance 0-19-33, which among other matters expanding the Redevelopment Project Area and extending the term of Village Center- TIF 3. The redevelopment project area as amended (the "Redevelopment Project") in relation to the hereafter Property is generally located adjacent to the west side of Church Road and north of and contiguous and adjacent to Lake Street. The Redevelopment Area as amended is legally described in Exhibit A attached hereto and the redevelopment property that is the subject of the hereafter described Redevelopment Agreement is legally described in Exhibit B attached hereto; and

WHEREAS, as a home rule unit of government under Section 6(a), Article VII of the 1970 Constitution of the State of Illinois (the "State"), the Village has the power to regulate for the protection of the public health, safety, morals and welfare of its inhabitants, and pursuant thereto, has the power to encourage private development in order to enhance the local tax base, create employment opportunities and to enter into contractual agreements with private parties in order to achieve these goals; now, therefore,

BE IT RESOLVED by the President and Board of Trustees of the Village of Hanover Park, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: That the recitals contained in the preamble hereof are true in substance and in fact and are incorporated herein as fully set forth.

SECTION 2: Upon prior receipt from the Developer of an executed copy of the Redevelopment Agreement, Rodney S. Craig, Village President, is hereby authorized to execute, and Kristy Merrill, Village Clerk, is hereby authorized to attest to, the Redevelopment Agreement in substantially the form of such agreement appended to this Resolution as Exhibit C, with such minor and non-substantive changes therein as shall be approved by the officials of the Village executing the same, their execution thereof to constitute conclusive evidence of their approval of any and all changes or revisions therein from and after the execution and delivery of such Redevelopment Agreement.

SECTION 3: The officials, officers and employees of the Village are hereby authorized to take such further actions and execute such documents as are necessary to carry out the intent and purpose of this Resolution and of the Redevelopment Agreement.

SECTION 4: This Resolution shall be in full force and effect upon and after its passage and approval, in the manner provided by law.

ADOPTED this day of , 2026, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTENTION:

Approved: ______________________________
Rodney S. Craig
Village President

Attest: ______________________________
Kristy Merrill, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION REDEVELOPMENT AREA

LEGAL DESCRIPTION (Hanover Park TIF – Cook County Portion):

THAT PART OF THE SOUTH HALF OF SECTION 36 IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILWAY (AKA CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD);

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILWAY TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AS WIDENED);

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AS WIDENED) TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF GRANT HIGHWAY SUBDIVISION AS RECORDED MAY 7, 1925 AS DOCUMENT NUMBER T255219;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY LINE OF GRANT HIGHWAY SUBDIVISION TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ELM AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ELM AVENUE TO THE SOUTHEAST CORNER OF LOT 6 IN ELM CENTER SUBDIVISION AS RECORDED JULY 18, 2007 AS DOCUMENT NUMBER 0916610047;

THENCE NORTH ALONG THE EAST LINE OF SAID ELM CENTER SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 36;

THENCE SOUTH ALONG SAID NORTH AND SOUTH CENTERLINE OF SECTION 36 TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF PASQUINELLI'S OAKWOOD LANDINGS NORTH SUBDIVISION AS RECORDED APRIL 8, 1992 AS DOCUMENT NUMBER 92237310;

THENCE SOUTH ALONG THE WEST LINE OF SAID PASQUINELLI'S OAKWOOD LANDINGS NORTH SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PASQUINELLI'S OAKWOOD LANDINGS NORTH SUBDIVISION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE OF SAID PASQUINELLI'S OAKWOOD LANDINGS NORTH SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID MAPLE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF SAID MAPLE AVENUE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINE TREE STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF PINE TREE STREET AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WALNUT AVENUE;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WALNUT AVENUE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF SAID SECTION 36;

THENCE SOUTH ALONG SAID EAST LINE OF SECTION 36 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36 TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (Hanover Park TIF – DuPage County Portion):

THAT PART OF THE NORTH HALF OF SECTION 1 IN TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 1 TO THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILWAY (AKA CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD);

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILWAY TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY FARM ROAD (AS WIDENED);

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY FARM ROAD (AS WIDENED) TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OAK STREET;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF OAK STREET TO A POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NOW VACATED COTTAGE STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF NOW VACATED COTTAGE STREET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD;

THENCE SOUTHWESTERLY ALONG A LINE PERPENDICULAR TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ONTARIOVILLE ROAD;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CHURCH ROAD;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF CHURCH ROAD TO THE SOUTHWEST CORNER OF LOT 3 IN VAVRUS ADDITION TO HANOVER PARK, AS RECORDED JUNE 9,1971 AS DOCUMENT NUMBER R71-025572;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY FARM ROAD (AS WIDENED);

THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 11 IN BLOCK 2 IN ARGYLE ADDITION TO ONTARIOVILLE, AS RECORDED MARCH 22, 1928 AS DOCUMENT NUMBER R28-254239;

THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 2 TO THE SOUTHWEST CORNER OF LOT 12 IN SAID BLOCK 2;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12 IN BLOCK 2 AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE OF THE NOW VACATED ARBOR AVENUE;

THENCE NORTH ALONG SAID CENTERLINE OF THE NOW VACATED ARBOR AVENUE TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD;

THENCE NORTHEASTERLY ALONG A LINE PERPENDICULAR TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ONTARIOVILLE ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD TO A POINT OPPOSITE AND ADJACENT TO A POINT OF INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD AND THE WEST LINE OF THE EAST 125.62 FEET OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE SOUTHWESTERLY ALONG A LINE TO SAID POINT OF INTERSECTION;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 125.62 FEET TO A POINT ON THE NORTH LINE OF PARCEL 8 IN COUNTY CLERK, RAY W. MACDONALD’S ASSESSMENT PLAT AS RECORDED FEBRUARY 9, 1972 AS DOCUMENT NUMBER 006571;

THENCE EAST ALONG SAID NORTH LINE OF LOT 8 TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1 TO A POINT ON THE NORTH LINE OF LARWIN’S FIRST ADDITION TO GREENBROOK, UNIT 3, AS RECORDED JULY 7, 1971 AS DOCUMENT NUMBER R71-031642;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LARWIN’S FIRST ADDITION TO GREENBROOK, UNIT 3 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LARWIN’S SECOND RESUBDIVISION OF GREENBROOK UNIT 2, AS RECORDED JULY 7, 1971 AS DOCUMENT NUMBER R71-031644;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LARWIN'S SECOND RESUBDIVISION OF GREENBROOK UNIT 2 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 47 IN GREENBROOK UNIT 2, AS RECORDED JULY 1, 1970 AS DOCUMENT NUMBER R70-021849;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID GREENBROOK UNIT 2 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY FARM ROAD (AS WIDENED);

THENCE WESTERLY ALONG A LINE TO A POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY FARM ROAD (AS WIDENED) AND THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER TO A POINT ON THE EAST LINE OF THE WEST 181.5 FEET OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 181.5 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 335 FEET OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 335 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE NORTH ALONG SAID WEST LINE OF THE NORTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF THE NORTH 182 FEET OF SAID SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 182 FEET TO A POINT ON THE WEST LINE OF THE EAST 144.52 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 144.52 FEET OF THE NORTHWEST QUARTER 3 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 185 FEET OF SAID SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 185 FEET OF SECTION 1, 222.48 FEET TO A POINT ON THE WEST LINE OF THE EAST 367 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 367 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF DEVON AVENUE;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF DEVON AVENUE TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 1;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 1 TO THE POINT OF BEGINNING.

EXHIBIT B

LEGAL DESCRIPTION – REDEVELOPMENT PROPERTY

LOTS 16, 17, 18, 19, AND 20 IN BLOCK 24 IN GRANT HIGHWAY SUBDIVISION ONTARIOVILLE, COOK COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 1925 AS DOCUMENT No. LR255219, (EXCEPTING THEREFROM THE SOUTHERLY 25 FEET OF LOTS 16, 17, 18, AND 19 TAKEN OR CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, AND ALSO EXCEPTING THEREFROM THE SOUTHERLY PORTION OF LOT 20, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 20, SAID SOUTHWESTERLY LINE BEING ALSO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US 20 (LAKE STREET), ON AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5,699.65 FEET, CHORD BEARING OF NORTH 58 DEGREES 27 MINUTES 53 SECONDS WEST, CHORD LENGTH 56.27 FEET, AN ARC DISTANCE OF 56.27 FEET, TO THE SOUTHWESTERLY CORNER OF SAID LOT 20; THENCE NORTH 26 DEGREES 20 MINUTES 45 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 20, A DISTANCE OF 25.11 FEET; THENCE ON AN ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5,674.65 FEET, (5837.02 MEASURED), CHORD BEARING OF SOUTH 58 DEGREES 20 MINUTES 28 SECONDS EAST, (SOUTH 56 DEGREES 59 MINUTES 48 SECONDS EAST, MEASURED), CHORD LENGTH 36.29 FEET, AN ARC DISTANCE OF 36.29 FEET; THENCE NORTH 73 DEGREES 57 MINUTES 32 SECONDS EAST, (NORTH 74 DEGEES 00 MINUTES 25 SECONDS EAST, MEASURED) , 27.16 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 20, SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTER AVENUE; THENCE SOUTH 26 DEGREES 32 MINUTES 06 SECONDS WEST, (SOUTH 26 DEGREES 34 MINUTES 59 SECONDS WEST, MEASURED), ALONG THE SOUTHEASTERLY LINE OF SAID LOT 20, 45.15 FEET TO THE POINT OF BEGINNING.

PINs: 06-36-308-020, 06-36-308-019, 06-36-308-018, 06-36-308-017, 06-36-308-016

Commonly known as: 2136 W Lake Street, Hanover Park, Illinois 60133.

EXHIBIT C

REDEVELOPMENT AGREEMENT

DEVELOPMENT AGREEMENT FOR THE REDEVELOPMENT OF VACANT PROPERTY LOCATED IN THE HANOVER PARK VILLAGE CENTER TIF DISTRICT OF THE VILLAGE OF HANOVER PARK, ILLINOIS (2120-2152 West Lake Street, Hanover Park, Illinois)

This Development Agreement (the "*Agreement*") is made and entered into as of the _____ day of April, 2026 (the "*Effective Date*"), by and between the VILLAGE OF HANOVER PARK, ILLINOIS, an Illinois home rule municipal corporation (the "*Village*"), and ALONZO PROPERTY INVESTMENT, LLC, an Illinois limited liability company (the "*Developer*").

WITNESSETH:

IN CONSIDERATION of the following preliminary statements, the mutual covenants herein contained, and other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the Parties hereto agree as follows:

I. PRELIMINARY STATEMENTS

Among the matters of mutual inducement which have resulted in this Agreement are the following:

A. The Village is a home rule municipality pursuant to Section 6 of Article VII of the Constitution of the State of Illinois.

B. The Village has the authority, pursuant to the laws of the State of Illinois, including 65 ILCS 5/8-1-2.5, to promote the health, safety and welfare of the Village and its inhabitants, to prevent the presence of blight, to encourage private development in order to enhance the local tax base and increase additional tax revenues realized by the Village, to foster increased economic activity within the Village, to increase employment opportunities within the Village, and to enter into contractual agreements with third parties for the purpose of achieving the aforesaid purposes, and otherwise take action in the best interests of the Village.

C. The Village is authorized under the provisions of the Tax IncrementAllocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the "*TIF Act*"), to finance redevelopment in accordance with the conditions and requirements set forth in the TIF Act.

D. Pursuant to ordinances approved in compliance with the TIF Act, the Village approved the Hanover Park Village Center Tax Increment Financing Redevelopment Project and Plan (the "*TIF Plan*"), designating the Hanover Park Village Center Tax Increment Financing Redevelopment Project Area (the "*Redevelopment Project Area*") as a redevelopment project area under the TIF Act, and adopting tax increment allocation financing, relative to the Village's

Hanover Park Village Center Tax Increment Financing District (the "*TIF District*"), all as amended and pursuant to the TIF Act, with said TIF District being legally described and depicted as set forth in EXHIBIT A-1 and EXHIBIT A-2, attached hereto and made part hereof, respectively.

E. There is a parcel of vacant real property located within the TIF District, which property is commonly known as 2120-2152 West Lake Street, Hanover Park, Illinois (the "*Property*"), with said Property being legally described and depicted in EXHIBIT B-1 and EXHIBIT B-2, attached hereto and made a part hereof, respectively.

F. The Developer is the owner of the Property and desires to develop, construct and operate an approximately 13,000 sq. ft. mixed use commercial building, to include a first floor daycare with 10 classrooms and a second floor event space, to include an art gallery and space for hosting parenting workshops, English as a second language classes and community-oriented programs, subject to approval in accordance with the Village Code, all as depicted on the site plans and elevation attached hereto as EXHIBIT C-1 and made part hereof, and as described in further detail in EXHIBIT C-2, attached hereto and made part hereof, including the *pro forma* financial projections and timeline (collectively, the "*Project*").

G. The estimated cost of the Project, inclusive of Eligible Redevelopment Costs (as defined below), is estimated to be approximately Five Million Nine Hundred Thousand and No/100 Dollars ($5,900,000.00), as more fully set forth in the *pro forma* included in EXHIBIT C-2.

H. The Developer has been unable and unwilling to undertake the development of the Property with the Project, but for certain Village Tax Increment Financing ("*TIF*") incentives to be provided by the Village in accordance with the TIF Act, which the Village indicated it is willing to provide, under the terms and conditions contained herein. The Parties acknowledge and agree that, but for these incentives to be provided by the Village, Developer cannot successfully and economically redevelop the Property with the Project. The Village has determined that it is desirable and in the Village's best interests to assist Developer, relative to the Project, in the manner set forth herein and as this Agreement may be supplemented and amended from time to time.

I. It is necessary for the successful completion of the Project that the Village enter into this Agreement with Developer to provide for the redevelopment of the Property, thereby implementing the TIF Plan.

J. The Village, in order to stimulate and induce redevelopment of the Property with the Project, has agreed to finance certain TIF Eligible Redevelopment Project Costs in accordance with the terms and provisions of the TIF Act and this Agreement.

K. This Agreement has been submitted to the Corporate Authorities of the Village (as defined below) for consideration and review, the Corporate Authorities have taken all actions required to be taken prior to the execution of this Agreement in order to make the same binding upon the Village according to the terms hereof, and any and all actions of the Corporate Authorities of the Village precedent to the execution of this Agreement have been undertaken and performed in the manner required by law.

L. The Developer has taken all legally required actions required to be taken prior to its execution of this Agreement in order to make the same binding upon Developer according to the terms hereof.

M. The Village is desirous of having the TIF District rehabilitated, developed and redeveloped in accordance with the TIF Plan, and particularly the Project as a part thereof, in order to serve the needs of the Village, promote development of underutilized vacant property in the TIF District, increase employment opportunities, stimulate commercial growth and economic development, and stabilize the tax base of the Village and, in furtherance thereof, the Village is willing to undertake certain incentives, under the terms and conditions hereinafter set forth, to assist such development.

II. DEFINITIONS

For the purposes of this Agreement, unless the context clearly requires otherwise, words and terms used in this Agreement shall have the meanings provided from place to place herein, and as follows:

A. **"Change in Law"** means the occurrence, after the Effective Date, of an event described below in this definition, provided such event materially changes the costs or ability of the Party relying thereon to carry out its obligations under this Agreement and such event is not caused by the Party relying thereon:

Change in Law means any of the following: (1) the enactment, adoption, promulgation or modification of any federal, State or local law, ordinance, code, rule or regulation (other than by the Village or with respect to those made by the Village, only if they violate the terms of this Agreement), including executive orders and/or rules, regulations, and guidance of agencies of the State of Illinois or the United States of America; (2) the order or judgment of any federal or State court, administrative agency or other governmental body (other than the Village); or (3) the adoption, promulgation, modification or interpretation in writing of a written guideline or policy statement by a governmental agency (other than the Village, or, with respect to those made by the Village, only if they violate the terms of this Agreement). Change in Law, for purposes of this Agreement, shall also include the imposition of any conditions on, or delays in, the issuance or renewal of any governmental license, approval or permit (or the suspension, termination, interruption, revocation, modification, denial or failure of issuance or renewal thereof) necessary for the undertaking of the actions to be performed under this

Agreement (except any imposition of any conditions on, or delays in, any such issuance or renewal by the Village, except as provided herein).

B. **<u>"Corporate Authorities"</u>** means the President and Village Board of the Village of Hanover Park, Illinois.

C. **<u>"Day"</u>** means a calendar day.

D. **<u>"Eligible Redevelopment Costs"</u>** the costs of the Project, eligible to be reimbursed from Developer by the Village, as provided in this Agreement, which both qualify as "redevelopment project costs" under Section 3(q) of the TIF Act, 65 ILCS 5/11-74.4-3(q) and which are identified in <u>EXHIBIT D</u>, attached hereto and made a part hereof.

E. **<u>"Incremental Property Taxes"</u>** means that portion of the *ad valorem* real estate taxes, if any, arising from the taxes levied upon the Property, which taxes are actually collected and which are attributable to the increase in the equalized assessed valuation ("*EAV*") of the Property over and above the EAV of the Property at the time of formation of the TIF District, all as determined by the County Clerk of the County of Cook, Illinois, pursuant to and in accordance with the TIF Act, the TIF Ordinances and this Agreement, and which have been received by the Village on and after the Commencement Date, after payments by the Village, if any, pursuant to 65 ILCS 5/11-74.4- 3(q)(7.5) and 65 ILCS 5/11-74.4-3(q)(7.7).

F. **<u>"Party/Parties"</u>** means the Village and/or the Developer, individually/ collectively, and their respective successors and/or assigns as permitted herein, as the context requires.

G. **<u>"Person"</u>** means any individual, corporation, partnership, limited liability company, joint venture, association, trust, or government or any agency or political subdivision thereof, or any agency or entity created or existing under the compact clause of the United States Constitution.

H. **<u>"State"</u>** means the State of Illinois and/or its departments, agencies, or officials.

I. **<u>"TIF Ordinances"</u>** means those Ordinances referenced in Section I.D. above.

J. **<u>"Uncontrollable Circumstance"</u>** means any event which:

i. is beyond the reasonable control of and without the fault of the Party relying thereon; and

ii. is one or more of the following events:
   a. a Change in Law;
   b. insurrection, riot, civil disturbance, sabotage, act of the public enemy, explosion, fire, nuclear incident, war or naval blockade;
   c. epidemic, pandemic (including the outbreak of disease) hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary or ordinary weather conditions or other similar act of God;
   d. governmental condemnation or taking other than by the Village;
   e. strikes or labor disputes, or work stoppages not initiated by the Developer or the Village;

f. unreasonable delay in the issuance of building or other permits or approvals by the Village or other governmental authorities having jurisdiction other than the Village;
g. shortage or unavailability of materials to the extent it materially affects the ability of the Party relying thereon to carry out its obligations under this Agreement;
h. unknown or unforeseeable geo-technical or environmental conditions;
i. major environmental disturbances;
j. vandalism; or
k. terrorist acts.

Uncontrollable Circumstance shall not include economic hardship; unavailability of materials; or a failure of performance by a contractor (except as caused by events which are Uncontrollable Circumstances as to the contractor).

For each Day that the Village or the Developer is delayed in its performance under this Agreement by an Uncontrollable Circumstance, the dates set forth in this Agreement for related performance by the other Party shall be extended by one (1) Day without penalty or damages to either Party.

K. **"Village Code"** means the Code of Ordinances of the Village of Hanover Park, Illinois, as amended.

III. CONSTRUCTION OF TERMS

This Agreement, except where the context by clear implication shall otherwise require, shall be construed and applied as follows:

A. Definitions include both singular and plural.

B. Pronouns include both singular and plural and cover all genders.

C. The words "include," "includes," and "including" shall be deemed to be followed by the phrase "without limitation".

D. Headings of sections herein are solely for convenience of reference and do not constitute a part hereof and shall not affect the meaning, construction or effect hereof.

E. All exhibits attached to this Agreement shall be and are operative provisions of this Agreement and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Agreement. In the event of a conflict between any exhibit and the terms of this Agreement, this Agreement shall control.

F. Any certificate, letter or opinion required to be given pursuant to this Agreement means a signed document attesting to or acknowledging the circumstances, representations, opinions of law or other matters therein stated or set forth. Reference herein to supplemental agreements, certificates, demands, requests, approvals, consents, notices and the like means that such shall be in writing whether or not a writing is specifically mentioned in the context of use.

G. The Village President or his designee, unless applicable law requires action by the Corporate Authorities, shall have the power and authority to make or grant or do those things, certificates, requests, demands, notices and other actions required that are ministerial in nature or described in this Agreement for and on behalf of the Village and with the effect of binding the Village as limited by and provided for in this Agreement. The Developer is entitled to rely on the full power and authority of the Persons executing this Agreement on behalf of the Village as having been properly and legally given by the Village.

H. In connection with the foregoing and other actions to be taken under this Agreement, and unless applicable documents require action by Developer in a different manner Developer hereby designates Manuela Alonzo or her designee as its authorized representatives who shall individually have the power and authority to make or grant or do all things, supplemental agreements, certificates, requests, demands, approvals, consents, notices and other actions required or described in this Agreement for and on behalf of the Developer and with the effect of binding the Developer in that connection (such individual being designated as an "*Authorized Developer Representative*").

IV. COOPERATION OF THE PARTIES

The Village and the Developer agree to cooperate in implementing the Project in accordance with the Parties' respective obligations set forth in this Agreement, and specific approvals by the Village in the future, relative to the development of the Property and the Project, including zoning applications relative thereto, and Village- issued permits and approvals relative thereto. The Village will not be responsible for entering into any cooperation agreements that require the Village to be involved in any debt or other financing other than the specific Forgivable Loan (defined below) and the limited TIF obligation of the Village to pay the Developer TIF Eligible Redevelopment Costs equal to the TIF Incentive (as defined below), pursuant to this Agreement.

V. DEVELOPMENT OF THE PROPERTY

The Developer shall, subject to Uncontrollable Circumstances:

A. The Developer shall construct the Project in accordance with the plans approved by the Village (the "*Plans*") and the Project shall be completed and a final Certificate of Occupancy shall have been issued by or before February 28, 2027.

B. The Developer has advanced, shall hereafter advance, or shall cause other parties to advance the funds necessary to construct and complete the Project and the Developer shall contribute equity to the Project in an amount not less than ten percent (10%) of the project budget for the Project.

C. The Developer has secured, or shall hereafter secure or cause to be secured and fully pay for all required permits, entitlements, authorizations and approvals necessary or required to construct and complete the Project pursuant to the Village Code.

D. Prior to commencement of construction of the Project the Developer and general contractor shall submit to the Village a Project schedule of values and Project milestones broken down by trade in the form of a monthly "Gantt" chart. This Gantt chart shall be updated and presented to the Village project contact monthly (by the end of the subsequent month) through the life cycle of the Project. The architect or design professional in charge shall prepare and countersign pay requests attesting to their concurrence of percentage of completion. Village staff shall review and approve or raise specific objections to such reports within three (3) business days of receipt of the report or any correction thereof and such report or correction shall be deemed approved if not objected to within such period.

E. This Agreement shall be null and void, and the Parties shall have no obligations hereunder, if the Developer does not open a construction loan(s) through a third party source(s) (the "*Developer Funding*"), to provide availability of the Developer Funding and its subsequent amounts and commercially reasonable terms in the Village's sole discretion, prior to the commencement of construction (the "*Developer Funding Contingency*").

F. By no later than June 1, 2026, commence construction activities, and thereafter construct the Project in conformity with all Village and other governmental approvals and permits and the construction schedule attached hereto as EXHIBIT E and made a part hereof

G. By no later than February 28, 2027 cause completion of the Project and all related public, if any, and private infrastructure improvements materially and substantially in conformance with the final engineering plans approved therefor by the Village, with completion being defined as the issuance by the Village of conditional or final certificates of occupancy for all applicable aspects of the Project for which the Village (i) customarily issues such certificates as of the Effective Date and (ii) will issue such certificates for applicable aspects of the Project.

H. Within thirty (30) days after written request from the Developer and provided that Developer has not received any notice of default under this Agreement or notice of non-compliance with any Village Code with respect to Developer's construction obligations, any of which have not been cured, and after the

Village has issued the final certificate of occupancy for the Project and has confirmed that the related proposed improvements on the Property have been constructed in compliance with the Village Code and this Agreement, the Village shall deliver a certificate of completion and satisfaction of all construction terms, covenants and conditions contained in this Agreement (the "*Certificate of Project Completion*") or, if not complete or satisfied, a written statement as to what deficiencies exist.

I. The Developer and its respective successors and assigns shall not assert a property tax- exempt status for the Property during its respective periods of ownership of, or having an interest in, the Property or the Project. The prohibition on asserting a property tax-exempt status of the Property includes portions owned, leased or operated by not-for-profit entities.

Notwithstanding this limitation, this provision will not prohibit the Developer from: (i) leasing of portions of the Property to not-for-profit entities in the ordinary course of business; (ii) any tax treatment or exemption required by applicable law; or (iii) any incidental or partial tax exemptions that do not materially and adversely affect the generation of Incremental Property Taxes.

This provision shall apply only during the term of this Agreement and shall not run with the land following termination or expiration of this Agreement.

J. The Village President shall have the authority, within the President's sole and unrestricted discretion, to grant extensions to the development timelines specified under this Agreement. Requests for extensions must be submitted in writing to the President's office at least thirty (30) days prior to the expiration of the current deadline. The President's authority to grant extensions under this Section shall be limited to extending the Project Completion Date to no later than August 31, 2027, although more than one extension may be granted. Any extension request seeking to extend the Project Completion Date beyond August 31, 2027, must be approved by Village Board.

VI. UNDERTAKINGS ON THE PART OF THE VILLAGE

A. **Village Cooperation.** The Village agrees to cooperate with Developer in Developer's attempts to obtain all necessary approvals, licenses and/or permits from any governmental or quasi-governmental entity other than the Village and, upon request of Developer, will promptly execute any applications or other documents (upon their approval by the Village) which Developer intends to file with such other governmental agencies, quasi-governmental agencies and/or utility companies in regard to the Project.

B. **TIF Incentive.**

i. Subject to the terms and conditions of this Agreement and as set forth herein, the Village shall reimburse the Developer TIF Eligible

Redevelopment Costs in an amount not to exceed Eight Hundred Eighty-Five Thousand and 00/100 Dollars ($885,000.00) (collectively, the "*TIF Incentive*"). However, the TIF Incentive shall be subject to reduction by the Reimbursement True-Up (as defined in below).

ii. **<u>Conditions Precedent to Reimbursement.</u>** The Village's obligation to reimburse TIF Eligible Redevelopment Costs is subject to the following conditions precedent:

a. The work for which the Developer seeks reimbursement of Eligible Redevelopment Costs has been satisfactorily completed pursuant to the Village Code and all applicable laws.

b. The Developer has satisfied all applicable development requirements as provided for in this Agreement.

c. The Developer is otherwise in compliance with all of its obligations in this Agreement.

iii. **<u>Reimbursement Requests and Payments.</u>**

a. Following the opening of Developer Funding and commencement of construction of the Project, and subject to the terms of this Agreement, the Developer TIF Eligible Redevelopment Costs shall be disbursed to Developer within thirty (30) days following the Village's receipt from Developer of a written request for reimbursement of TIF Eligible Redevelopment Project Costs ("Reimbursement Request"), pursuant to Exhibit F. Each Reimbursement Request shall be made under oath executed by a duly authorized representative of Developer setting forth: (a) a statement identifying the total amount of expenditures requested to be approved as TIF Eligible Redevelopment Costs; (b) a statement that such expenditures represent costs actually incurred by the Developer on or in pursuit of the Project; (c) a statement that the Developer and its architect has approved all work and materials relating to such expenditures; and (d) a statement that the supporting exhibits are accurate, true, complete and do not omit information that would render the same misleading. Each Reimbursement Request shall include supporting documentation for each expenditure to be certified as TIF Eligible Redevelopment Costs such as: (a) obligating document (*i.e.*, contract, invoice, etc.); and, (b) proof of payment (*i.e.*, cancelled check, lien waivers, contractors' affidavits, receipt, etc.). All documentation shall demonstrate that the costs constitute bona fide expenditures made and incurred by Developer in connection with the Project and that the costs have not been previously reimbursed pursuant to the Forgivable Loan. If the Village reasonably requests additional documentation and/or information from the Developer regarding a Reimbursement Request, the Village's response time below shall be extended each Day the Village waits for receipt of additional documentation and/or information.

b. The Village shall review all expenditures and documents submitted by Developer in support of a Reimbursement Request and either approve or deny it in whole or in part within thirty (30) Days after submission of all required documents; provided, however, that any denial of a Reimbursement Request by the Village shall be in writing and shall state with specificity the reasons for such denial, which shall be commercially reasonable in all cases, and thereafter Developer shall have the right to resubmit the Reimbursement Request to address any deficiencies identified in the Village's denial notice, and the Village shall reasonably consider such resubmission. Such Reimbursement Request shall be approved by the Village if the documentation is in accordance with the provisions of this Agreement. In the event that the Village fails to approve or deny a Reimbursement Request within thirty (30) Days after submission of all requested documents, the request shall be deemed denied. Notwithstanding the above, nothing herein shall constitute or cause the approval of Reimbursement Requests or portions thereof that do not otherwise constitute TIF Eligible Redevelopment Costs, whether by waiver or otherwise.

iv. **Annual Accounting Requirement**. Developer reasonably projects the Project to create at least $108,000 of annual Incremental Property Taxes;. Developer must report the following information in writing to the Village on an annual basis, on each November 1 after the Effective Date, with regard to the Project as of the date of the report: (x) the amounts of incremental real estate taxes generated during the reporting period and to date, using the same assumptions as was used for the projections used at the time of the approval of this Agreement;. Developer must timely provide additional materials and information reasonably requested by the Village regarding Developer's projections and reports made under this Section, including such materials and information as needed by the Village to comply with its reporting obligations in Section 5(d) of the TIF Act, 65 ILCS 5/11-74.4-5(d), as amended from time to time, including, but not limited to, materials and information for the use of a third party chosen by the Village to independently verify the Project's rate of return (the "*Accounting*").

v. **THE PAYMENTS OF DEVELOPER TIF ELIGIBLE REDEVELOPMENT COSTS TO BE MADE BY VILLAGE TO THE DEVELOPER UNDER THIS AGREEMENT ARE A SPECIAL LIMITED OBLIGATION OF THE VILLAGE AND ARE PAYABLE SOLELY FROM TIF DISTRICT FUNDS. THE PAYMENT OF TIF ELIGIBLE REDEVELOPMENT COSTS SHALL NOT BE DEEMED TO CONSTITUTE AN INDEBTEDNESS OR A LOAN AGAINST THE GENERAL TAXING POWERS OR CREDIT OF THE**

VILLAGE, OR MORAL OBLIGATION OF THE VILLAGE, WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISION. THE DEVELOPER SHALL NOT HAVE THE RIGHT TO COMPEL ANY EXERCISE OF THE TAXING POWER OF THE VILLAGE, THE STATE OF ILLINOIS OR ANY POLITICAL SUBDIVISION THEREOF TO PAY THE INCENTIVE. FURTHER, THE VILLAGE TIF DISTRICT FUNDS ARE THE SOLE SOURCE OF FUNDS TO BE USED TO PAY THE TIF ELIGIBLE REDEVELOPMENT COSTS.

vi. **Prohibition**. In the event the Village is prohibited, as a result of a Change in Law, the Village shall not be obligated to make any further payments into the Developer.

C. TIF Incentive.

i. Subject to the terms and conditions of this Agreement, the Village shall reimburse the Developer for TIF Eligible Project Costs in an amount not to exceed the TIF Incentive ("*Incentive Cap*"), which shall be paid as set forth below.

a. TIF Incentive Payment No. 1. The maximum sum of One Hundred Seventy-Five Thousand and 00/100 Dollars ($175,000.00) ("*TIF Payment No. 1*") as a forgivable loan ("*Forgivable Loan*"). The Forgivable Loan shall be reimbursed to the Developer on a progress payment basis for approved site development work TIF Eligible Redevelopment Costs, and shall not be conditioned upon full completion of all site development work.

i. Reimbursement of the Forgivable Loan. Reimbursement of the Forgivable Loan TIF Payment No. 1 shall be to Developer upon:

a. The provision of invoices, reasonably customary lien waivers and proof of payment of TIF Eligible Project Costs by Developer for each draw request;

b. Certification by Developer that such costs are TIF Eligible Redevelopment Costs. Satisfaction of the deliveries required in Section VI. and elsewhere of this Agreement;

c. Approval or specific rejection of said documentation and verification of other conditions to such draw by the Village's Manager, which approval shall not be unreasonably withheld, conditioned, or delayed, after receipt thereof or of any correction.

In the event of any rejection, the Village shall specify in reasonable detail the basis for such rejection, and Developer shall be permitted to promptly resubmit.

ii. Forgiveness; Mortgage; and Lien Release. The Forgivable Loan shall bear simple interest at a rate of five percent (5%) per annum commencing on the date funds are first disbursed from the Funding Escrow. Provided that Developer is not in material default under this Agreement beyond applicable notice and cure periods, all outstanding principal and accrued interest shall be automatically forgiven upon the Village's issuance of the Certificate of Project Completion.

As security for the Forgivable Loan, Developer shall execute a note, mortgage and personal guarantee in favor of the Village in the principal amount of TIF Payment No. 1 (the "Mortgage"); provided, however, that:

a. The Mortgage shall be subordinate to any construction and permanent financing approved by Developer's lender;
b. The form of the note, mortgage and personal guarantee shall be commercially reasonable; and

Upon issuance of the Certificate of Project Completion and opening of the business, the Village shall, within thirty (30) days, execute and record a full release and satisfaction of the Mortgage.

b. TIF Incentive Payment No. 2. Subject to the terms and conditions of this Agreement, the Village shall reimburse the Developer the total amount not to exceed Seven Hundred Ten Thousand and 00/100 Dollars ($710,000.00) ("*TIF Payment No. 2*") for TIF Eligible Redevelopment Costs actually incurred and expended by Developer for the Project. The Village shall, subject to the requirements of Section VI.B. above and subject to the Village reimbursement true-up in Section VI.8.B. above, reimburse the TIF Payment No. 2 to the Developer within thirty (30) days after (i) the issuance of a Certificate of Occupancy (final) for the Project, (ii) Receipt of all required state and local licenses and approvals necessary to lawfully operate a daycare facility, including but not limited to licensure by the Illinois Department of Children and Family Services (DCFS), (iii) The facility is equipped to commence daycare operations and is accepting enrollments or has established a firm opening date within thirty (30) days, and (iv) the Developer's submission of a complete Reimbursement Request with supporting documentation in accordance with this Agreement.

The Village shall process and pay such Reimbursement Request in accordance with the timelines set forth herein and shall not unreasonably withhold, condition, or delay such payment.

c. Reimbursement True-Up. The TIF Incentive shall be subject to reduction, but not increase, as follows (the "Reimbursement True-Up"):

i. Prior to disbursement of Payment No. 2 and submittal to the Village of all required and complete documentation, as required by the Village under this Agreement for payment of the Payment No. 2 TIF Eligible Redevelopment Costs, if the Village determines that the actual Project cost is less than \$5,900,000.00, the TIF Incentive will be reduced proportionately. For example, if the Developer's actual cost equals 95% of \$5,900,000.00, the TIF Incentive shall be reduced by 5%.

ii. If at any time the Developer received reimbursement of TIF Eligible Redevelopment Costs from the Village in an amount exceeding the then-applicable Incentive Cap in accordance with the Reimbursement True-Up, the Developer shall, within thirty (30) Days following written request by the Village, remit full payment to the Village for the amount of reimbursement for TIF Eligible Redevelopment Costs, plus the interest attributable thereto, received by the Developer in excess of the then-applicable Incentive Cap.

VII. DEVELOPER'S OBLIGATIONS

The Developer shall construct the Project in substantial conformance with the approvals issued by the Village. During the construction of the Project, the Developer shall comply in all material respects with all applicable federal, State and local laws, ordinances and regulations in effect as of the date hereof, including, without limitation, applicable zoning, building, and life safety codes. Following completion of the Project, the Developer shall operate and maintain the Project in material compliance with applicable laws.

VIII. CONSTRUCTION REQUIREMENTS APPLICABLE TO THE PROJECT

A. The Village may, in accordance with the applicable provisions of the Village Code, withhold or issue stop work orders with respect to any permit if the Developer has failed or refused to comply in all material aspects with this Agreement or applicable law.

B. The Developer agrees that it shall repair and, if necessary, reconstruct, at its sole cost and expense, any driveway, road, parking area, sidewalk, curb, landscaping, or other property of the Village or others, which is damaged by the Developer, or its contractors, during or as a result of the construction of the Project, to at least the condition in which it existed prior to such damage.

C. Prior to the commencement of work on the Project, the Developer shall post such surety bond or letter of credit, if any, as required by the Village Code, in relation to the Project.

D. It is expressly agreed and understood by the Developer that the terms of this Agreement shall be binding and applicable to all of Developer's contractors working on the Property and/or adjacent public land or rights-of-way, in relation to the construction of the Project (a "Developer Contractor"). The Developer shall ensure that each Developer Contractor, as applicable, is aware of the obligations imposed under this Agreement pertaining solely to each such contractor's demolition and construction activity on the Property and shall take such measures to ensure each Developer Contractor complies herewith at all times. The Developer shall be liable for non-compliance with applicable provisions of this Agreement by a Developer Contractor, and shall promptly notify the Village, in the event any Developer Contractor fails or refuses to comply herewith. It is expressly agreed and understood that in the event of a breach of the provisions of this Agreement by any Developer Contractor, the Village will look solely to the Developer, and the Developer hereby accepts responsibility on behalf of any such Developer Contractor.

E. Upon Village request made not more than on a monthly basis, the Developer shall (i) deliver to the Village a progress report following the commencement of the construction of the Project, which report shall describe the status of the work on the Project, any proposed changes to the construction schedule, and any proposed or revised completion date, if necessary, due to Uncontrollable Circumstances, (ii) meet with the Village as appropriate, and make presentations thereto as reasonably requested, in order to keep the Village apprised of the progress of the Project and (iii) provide adequate information with regard to the foregoing, as well as Village access to the appropriate development team personnel for the Project.

F. Following the commencement of the construction of the Project, the Developer shall use commercially reasonable efforts to continue the construction of the Project without interruption or delay, and otherwise diligently pursue and prosecute the construction of the Project to completion.

G. The Developer shall stage all construction materials, equipment and machinery on the Property. No access to areas outside the boundaries of the Property shall be allowed for said activities, unless specifically authorized by the Village in writing.

H. The Developer agrees that the Village or Village contracted third-parties, shall have the right at all times during normal business hours to reasonably inspect the progress of the construction of the Project. In the event such inspection is denied, the Developer shall be issued a stop work order, and no work shall be thereinafter commenced until such time as an approving Village inspection is performed, and the stop work order is rescinded, which recission shall occur within one business day of such approving Village inspection.

I. The Developer shall be responsible, at its sole cost and expense, for the construction of any and all sanitary sewer lines, storm water management facilities, water mains, sidewalks, right-of-way improvements, parkway improvements, and all other related improvements necessary in order to construct and service the Project, in compliance with the final architectural and engineering plans to be submitted and approved by the Village.

J. During the initial construction of the Project as herein contemplated, the Developer shall stage its construction of the Project to avoid to the fullest reasonable extent any material community disruption. During construction, the Developer shall also keep all public streets used by the Developer clean on a daily basis, and for each Day during which such public streets are not properly clean, and such condition is not remedied within twenty-four (24) hours of written notice to Developer, or such shorter period of time, as requested by the Village, if such clean-up cannot wait twenty-four (24) hours, the Developer shall pay the Village the sum of Seven Hundred Fifty and No/100 Dollars ($750.00) for each such violation.

IX. ADDITIONAL COVENANTS OF DEVELOPER

A. **Developer Existence.** Developer will do or cause to be done all things necessary to preserve and keep in full force and effect its existence and standing as an Illinois limited authorized to conduct business in the State of Illinois so long as this Agreement is in effect or has any other remaining obligation pursuant to the terms of this Agreement.

B. **Further Assistance and Corrective Instruments.** The Village and Developer agree that they will, from time to time, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such supplements hereto and such further instruments as may be reasonably required for carrying out the intention of or effectuating or facilitating the performance of this Agreement to the extent legally permitted and within the Village's and the Developer's sound legal discretion.

C. **No Gifts.** Developer covenants that no director, employee or agent of Developer, or any other Person connected with Developer, has made, offered or given, either directly or indirectly, to any member of the Corporate Authorities, or any officer, employee or agent of the Village, or any other Person connected with the Village, any money or anything of value as a gift or bribe or other means of influencing his or her action in his or her capacity with the Village.

D. **Disclosure.** In accordance with Illinois law, 50 ILCS 105/3.1, simultaneously with the execution of this Agreement by the Parties, the Developer, through an authorized official thereof, shall submit a sworn affidavit to the Village disclosing the identity of every owner and beneficiary who has any interest, real or personal, in the Project, and every shareholder entitled to receive more than 7½% of the total distributable income of any corporation after having obtained such an interest in the Project or, alternatively, if a corporation's stock is publicly traded, a sworn affidavit by an officer of the Developer or its managing agent that there is no readily known individual who has a greater than 7½% interest, real or personal, in the Developer or the Project. The sworn affidavit shall be substantially similar to the one described in Exhibit G, attached hereto and made a part of this Agreement, Said affidavit shall be updated, as necessary.

E. **Prevailing Wages.** To the extent required by law, the Developer agrees to pay, and to contractually obligate and cause any and all general contractors and subcontractors to pay, the prevailing rate of wages pursuant to the Illinois Prevailing Wage Act [820 ILCS 130/0.01 *et seq.* (Illinois State Bar Ed. 2014)] when constructing the Project. The Developer shall indemnify, hold harmless, and defend the Village, its governing body members, officers, and agents, including independent contractors, consultants and legal counsel, servants and employees thereof ("*Indemnified Parties*"), against all regulatory actions, complaints, damages, claims, suits, liabilities, liens, judgments, costs and expenses, including reasonable attorney's fees, which may in any way arise from or accrue against the Indemnified Parties as a consequence of compliance with the Prevailing Wage Act or which may in any way result therefrom, including a complaint by the Illinois Department of Labor under Section 4(a-3) of the Prevailing Wage Act, 820 ILCS 130/4(a-3) that any or all of the Indemnified Parties violated the Prevailing Wage Act by failing to give proper notice to the Developer or any other party performing applicable work that no less than the prevailing rate of wages shall be paid to all laborers, workers and mechanics performing work on the Project, including interest, penalties or fines under Section 4(a-3) of the Prevailing Wage Act. The indemnification obligations of this Section on the part of the Developer shall survive the termination or expiration of this Agreement. In any such claim, complaint or action against the Indemnified Parties, the Developer shall, at its own expense, appear, defend and pay all charges of reasonable attorney's fees and all reasonable costs and other reasonable expenses arising therefrom or incurred in connection therewith, and, if any judgment or award shall be rendered against the Indemnified Parties in any such action, the Developer shall, at its own expense, satisfy and discharge such judgment or award.

F. **Employment Opportunities.** To the extent feasible, the Developer shall make reasonable efforts to notify Village residents of employment opportunities that are available relative to the Project, and, to the extent permitted by law, make reasonable efforts to employ qualified residents of the Village in relation to the Project.

G. **Open Book Project.** The Project shall be an "open book" project, meaning that the Developer and the Guarantors will assure continuing access to the Village's agents for the purpose of reviewing and auditing their respective books and records relating to any TIF Eligible Project Costs; provided, however, that all such access shall be limited to normal business hours upon reasonable prior notice and shall not occur more frequently than once per calendar quarter.

The Village shall maintain the confidentiality of all non-public, proprietary, or commercially sensitive information obtained from the Developer (including trade secrets, financial statements, cost breakdowns, and organizational documents) and shall not disclose such information to third parties except:

(i) as required by applicable law, including the Illinois Freedom of Information Act ("FOIA");

(ii) to the Village's employees, agents, auditors, or consultants who have a need to know such information and who are bound by confidentiality obligations; or

The Village agrees to promptly notify the Developer of any FOIA or other public records request seeking disclosure of such information and to reasonably cooperate with the Developer in seeking confidential treatment or exemption from disclosure to the extent permitted by law.

The foregoing Village review rights shall terminate one (1) year after the issuance of the Certificate of Project Completion with respect to costs for the Project, unless the Developer has failed to make available any such books and/or records requested in writing by the Village. Developer shall provide to the Village copies of any partnership agreements, limited liability company operating agreements, corporate by-laws or joint venture agreements pertaining to the Property to which the Developer is a party; provided that the Developer may, (if Developer has previously provided the Village not less than thirty (30) days to review such confidential financial materials), remove from the copies of such agreements any confidential financial information previously disclosed to the Village and not since changed in form or substance and the Village shall keep such agreements confidential, to the maximum extent permitted by law. Failure to provide the documents or allow review of the books within thirty (30) days after request by the Village shall be an Event of Default. Developer shall exercise prudence and good faith in attempting to contract with persons or entities that are reputable and experienced in their respective areas for the provision of services or material for the design and construction of Project. The general contractor (or general contractors) designated by Developer, if any, shall be experienced and reputable.

H. **Payment of Real Estate Taxes and Assessments.** Developer and successor owners agree to pay, or cause the Developer or successor owners to pay, all general and special real estate taxes levied during their respective period of ownership against their respective interest the Project on or prior to the date same is due and said taxes shall not become delinquent provided, however, that Developer shall have the right to contest or appeal such taxes in good faith and in accordance with applicable law, so long as any undisputed amounts are timely paid and any contested amounts are properly bonded, escrowed, or otherwise secured as permitted by law. Developer and successor owners shall deliver, or cause Developer and successor owners to deliver, evidence of payment of such taxes to the Village upon request, provided that such requests shall be made no more than once per calendar year (unless the Village has a reasonable basis to believe that taxes have not been paid when due). The obligations set forth in this Section shall terminate upon the expiration of the TIF District.

Further, Developer and successor owners agree that it shall not seek to reduce the assessed value of the Property below its fair market value in a manner that would materially and adversely affect the generation of Incremental Property Taxes within the TIF District. Notwithstanding the foregoing, Developer shall have the right to:

(i) contest or appeal the assessed valuation of the Property to correct errors, ensure uniformity with comparable properties, or otherwise comply with applicable law;

(ii) seek any exemptions, abatements, or incentives required by law or generally available to similarly situated properties; and

(iii) challenge assessments that are arbitrary, discriminatory, or not supported by market data. The limitations imposed on Developer with respect to assessed valuation of the Property under this Section shall terminate upon expiration of the TIF (December 31, 2036).

X. ADHERENCE TO VILLAGE CODES AND ORDINANCES

All development and construction of the Project shall comply in all material respects with the provisions in the building, plumbing, mechanical, electrical, storm water management, fire prevention, property maintenance, zoning and subdivision codes of the Village and all other germane codes and ordinances of the Village in effect at the time of the granting of the governmental approvals. The Developer, by executing this Agreement, expressly warrants that it has examined and is familiar with all the covenants, conditions, restrictions, building regulations, zoning ordinances, property maintenance regulations, environmental laws (including any law relating to public health, safety and the environment and the amendments, regulations, orders, decrees, permits, licenses or deed restrictions now or hereafter promulgated thereafter) and land use regulations, codes, ordinances, federal, State and local ordinances, and the like, currently in effect.

XI. REPRESENTATIONS AND WARRANTIES OF DEVELOPER

Developer represents, warrants and agrees as the basis for the undertakings on its part herein contained that as of the date hereof and until completion of the Project:

A. **Existence and Authority of Developer.** The Developer is limited liability company, duly organized and existing under the laws of Illinois, is authorized to conduct business in the State of Illinois, and is authorized to and has the power to enter into, and by proper action has been duly authorized to execute, deliver and perform, this Agreement. To Developer's knowledge, there are no actions at law or similar proceedings which are pending or threatened against Developer which would result in any material and adverse change to Developer's financial condition, or which would materially and adversely affect the level of Developer's assets as of the date of this Agreement or that would materially and adversely affect the ability of Developer to proceed with the construction and development of the Project.

B. **No Conflict by Developer.** Neither the execution and delivery of this Agreement by Developer, the consummation of the transactions contemplated hereby by Developer, nor the fulfillment of or compliance with the terms and conditions of this Agreement by Developer conflicts with or will result in a breach of any of the terms, conditions or provisions of any offerings or disclosure statement made or to be made on behalf of Developer (with Developer's prior written approval), any organizational documents, any restriction, agreement or instrument to which Developer is now a party or by which Developer is bound, or constitutes a default under any of the foregoing, or results in the creation or imposition of any prohibited lien, charge or encumbrance whatsoever upon any of the assets or rights of Developer under the terms of any instrument or agreement to which Developer is now a party or by which Developer is bound.

C. **Adequate Resources of Developer.** As of the Effective Date, the Developer has sufficient financial and economic resources to implement and complete the Developer's obligations contained in this Agreement. To the extent the Developer releases financial records to the Village, said records shall be and constitute "confidential" records prohibited from disclosure by the Village or its officers/employee, provided the Developer provides the Village with a written statement to such effect, which allows the Village to rely upon the Illinois Freedom of Information Act exemption set forth in 5 ILCS 140/7(1)(g).

D. **No Adverse Notices to Developer.** The Developer has not received any notice from any local, State or federal official that the activities of the Developer with respect to the Property or the Project may or will be in violation of any environmental law or regulation. The Developer is not aware of any State or federal claim filed or planned to be filed by any person relating to the Property or the Project and any violation of any local, State or federal environmental law, regulation or review procedure, and the Developer is not aware of any violation of any local, State or federal law, regulation or review procedure which would give any person a valid claim under any State or federal environmental statute relative to the Property or the Project.

E. **Experience, Construction and Operation.** Developer represents and warrants to the Village that Developer, and its respective principals, are experienced in operating a daycare and will provide the Project with the necessary skill, knowledge and expertise, relative to the construction and operation of the Project, through the hiring of, and/or contracting with, individuals and entities possessing such skill, knowledge and expertise.

F. **Figures and Data.** The documents, information, figures and data supplied regarding the operations and financing of the Project by the Developer and its principals to the Village regarding the Project are materially true, accurate and complete. The Developer has not withheld any documents, information, figures or data relevant to the operations and financing of the Project that would have a material adverse effect on the Village's decision to enter into this Agreement and provide for the incentives herein.

G. **Liens and Encumbrances.** Except as related to Project financing as set forth in the Project Pro Forma, and for materials and labor of contractors which has been performed and not yet paid in the ordinary course, the Developer has not and will not suffer or permit the creation (whether voluntary or involuntary) of, or any attempt to create, any mortgage, security interest or mechanic's lien or judgment lien upon the Property, including any fixtures now or hereafter attached thereto, or the making or any attempt to make any levy, seizure or attachment thereof. Developer may cure the attachment of any mechanic's lien or judgment lien by removing or bonding or insuring over such lien in an amount equal to the monetary claim of the lien within ninety (90) days of attachment.

XII. REPRESENTATIONS AND WARRANTIES OF THE VILLAGE

The Village represents and warrants to the Developer as follows:

A. **Existence.** The Village is an Illinois home rule municipal corporation duly organized and validly existing under the laws of the State of Illinois and has all requisite corporate power and authority to enter into this Agreement.

B. **Authority.** The execution, delivery and the performance of this Agreement and the consummation by the Village of the transactions provided for herein and the compliance with the provisions of this Agreement:

i. have been duly authorized by all necessary corporate action on the part of the Village; and

ii. shall not, by lapse of time, giving of notice or otherwise result in any breach of any term, condition or provision of any indenture, agreement or other instrument to which the Village is subject.

C. **Litigation.** To the best of the Village's knowledge, there are no proceedings pending or threatened against or affecting the Village or the TIF District in any court or before any governmental authority which involves the possibility of materially or adversely affecting the ability of the Village to perform its obligations under this Agreement.

XIII. INSURANCE

A. The Developer, and any successor in interest to the Developer, shall obtain and continuously maintain insurance on the Property and the Project and, from time to time at the request of the Village, furnish proof to the Village evidence that the premiums for such insurance have been paid and the insurance is in effect. The insurance coverage described below is the minimum insurance coverage that the Developer must obtain and continuously maintain, provided that the Developer shall obtain the insurance described in Section XIV.A.1. below prior to the commencement of construction of any portion of the Project:

i. Builder's risk insurance, written on the so-called "Builder's Risk - Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Project at the date of completion, and with coverage available in non-reporting form on the so-called "all risk" form of policy.

ii. Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's/Contractor's Policy on a primary non-contributory basis naming the Village and its officers, agents and employees as additional insureds, with limits against bodily injury and property damage of not less than $2,000,000.00 for each occurrence and Five Million and no/100 Dollars ($5,000,000.00) aggregate. Developer may satisfy this requirement by requiring its General Contractor to maintain such insurance

iii. Workers compensation insurance, with statutory coverage if applicable to the Developer. Developer may satisfy this requirement by requiring its General Contractor to maintain such insurance

B. All insurance required in this Section XIV shall be obtained and continuously maintained through responsible insurance companies selected by the Developer or its assignee that are authorized under the laws of the State to assume the risks covered by such policies. Unless otherwise provided in this Section XIV, cancellation relative to each policy shall be as provided by the policy; however, the Village must be named as a cancellation notice recipient. Not less than fifteen (15) Days prior to the expiration of any policy, the Developer, or its successor or assign, must renew the existing policy or the policy with another policy conforming to the provisions of this Section XIV. In lieu of separate policies, the Developer or its successor or assign, may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein.

XV. INDEMNIFICATION, HOLD HARMLESS AND RELEASE PROVISIONS

A. Developer releases from and covenants and agrees that the Village, its governing body members, officers, agents, including independent contractors, consultants, attorneys, servants and employees thereof (for purposes of this Section XV, collectively the "*Village Indemnified Parties*") shall not be liable for, and agrees to indemnify and hold harmless the Village Indemnified Parties against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Project or the Property or arising pursuant to the Developer's obligations or warranties under this Agreement, including, but not limited to, the Developer's obligations under Section X.E. above, or actions in furtherance thereof to the extent not attributable to the willful misconduct of the Village Indemnified Parties; provided, that this waiver shall not apply to the warranties made or obligations undertaken by the Village in this Agreement. This subsection shall survive the assignment or termination of this Agreement for a period of three (3) years following issuance of the Certificate of Project Completion.

B. Developer agrees to indemnify the Village Indemnified Parties during the term of this Agreement and for a period of three (3) years following issuance of the Certificate of Project Completion, and further agrees to hold the aforesaid harmless from any claims, demands, suits, costs, expenses (including reasonable attorney's fees), actions or other proceedings whatsoever by any person or entity whatsoever arising or purportedly arising from the actions or inactions of Developer (or if other Persons acting on their behalf or under its direction or control) under this Agreement, including, but not limited to, the Developer's obligations under Section X.E. above, or the transactions contemplated hereby or the construction and installation, ownership, and operation of the Project. This subsection shall survive the assignment or termination of this Agreement solely for the period set forth above.

C. The Village makes no warranties or representations regarding, nor does it indemnify the Developer with respect to, the existence or nonexistence on or in the vicinity of the Property, or anywhere within the TIF District of any toxic or hazardous substances of wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and various constituents of such products, or any hazardous substance as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 ("CERCLA"), 42 U.S.C. §§ 9601-9657, as amended) (collectively, "*Hazardous Substances*"). The foregoing disclaimer relates to any Hazardous Substances allegedly generated, treated, stored, released or disposed of, or otherwise placed, deposited in or located on or in the vicinity of the Property, or within the TIF District, as well as any activity claimed to have been undertaken on or in the vicinity of the Property, that would cause or contribute to causing (1) the Property to become a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. §6901 *et seq.*, as amended, or any similar State law or local ordinance, (2) a release or threatened release of toxic or hazardous wastes or substances, pollutants or contaminants, from the Property, within the meaning of, or otherwise bring the Property within the ambit of, CERCLA, or any similar State law or local ordinance, or (3) the discharge of pollutants or effluents into any water source or system, the dredging or filling of any waters or the discharge into the air of any emissions, that would require a permit under the Federal Water Pollution Control Act, 33 U.S.C. §1251 *et seq.*, as amended, or any similar State law or local ordinance. Further, the Village makes no warranties or representations regarding, nor does the Village indemnify the Developer with respect to, the existence or nonexistence on or in the vicinity of the Project, or anywhere within the Property or the TIF District, of any substances or conditions in or on the Property, that may support a claim or cause of action under RCRA, CERCLA, or any other federal, State or local environmental statutes, regulations, ordinances or other environmental regulatory requirements. The Village makes no representations or warranties regarding the existence of any above ground or underground tanks in or about the Property, or whether any above or underground tanks have been located under, in or about the Property have subsequently been removed or filled. The Village warrants and represents to Developer that it has not received notice, other than as already provided to the Developer by the Village in the environmental reports provided to the Developer by the Village, from any agency, individual or entity of any violation of any environmental law relating to any Hazardous Substances affecting the Property.

D. The Developer waives any claims against the Village Indemnified Parties, and their members and boards, for indemnification, contribution, reimbursement or other payments arising under federal, State and common law relating to the environmental condition of the land comprising the Property.

E. No liability, right or claim at law or in equity shall attach to or shall be incurred by the Village's Corporate Authorities, officers, officials, attorneys, agents and/or employees as a result of this Agreement, and any such rights or claims of the Developer against such individuals are hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement; provided, however, that nothing herein shall limit or waive any rights or claims of Developer against the Village as a municipal entity.

XVI. EVENTS OF DEFAULT AND REMEDIES

A **Developer Events of Default.** The following shall be Events of Default with respect to this Agreement:

1. If any material representation made by Developer in this Agreement, or in any certificate, notice, demand or request made by a Party hereto, in writing and delivered to the Village pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made; provided, however, that such default shall constitute an Event of Default only if Developer does not initiate and diligently pursue appropriate measures to remedy the default, within sixty (60) Days after written notice from the Village and in any event (subject to Uncontrollable Circumstances) cures such default within ninety (90) days after such notice.

2. Default by Developer for a period of sixty (60) Days after written notice thereof in the performance or breach of any material covenant contained in this Agreement concerning the existence or structure of Developer; provided, however, that such default or breach shall not constitute an Event of Default if such default cannot be cured within said sixty (60) Days and Developer, within said sixty (60) Days, initiates and diligently pursues appropriate measures to remedy the default and in any event (subject to Uncontrollable Circumstances) cures such default within ninety (90) days after such notice.

3. Default by Developer for a period of sixty (60) days after written notice thereof in the performance or breach of any material covenant, warranty or obligation contained in this Agreement; provided, however, that such default shall not constitute an Event of Default if such default cannot be cured within said sixty (60) Days and the Developer, within said sixty(60) Days initiates and diligently pursues appropriate measures to remedy the default and in any event (subject to Uncontrollable Circumstances) cures such default within ninety (90) Days after such notice.

4. The entry of a decree or order for relief by a court havingjurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or State bankruptcy, insolvency or other

similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Developer for any substantial part of its property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed, , and in effect for a period of ninety (90) consecutive Days.

5. The commencement by Developer of a voluntary case under the federal bankruptcy laws, or the filing of an involuntary petition against Developer that is not dismissed within ninety (90) days, shall constitute an Event of Default; as now or hereafter constituted, or any other applicable federal or State bankruptcy, insolvency or other similar law, or the consent by Developer to the appointment of or taking possession by a receiver, liquidator, assignee, trustee, custodian, sequestrator (or similar official) of Developer or of any substantial part of the Property, or the making by any such entity of any assignment for the benefit of creditors or the failure of Developer generally to pay such entity's debts as such debts become due or the taking of action by Developer in furtherance of any of the foregoing, or a petition is filed in bankruptcy by others.

6. Failure of Developer to commence or substantially complete construction of the Project within the timeframes required under this Agreement, subject to Uncontrollable Circumstances.

7. A sale, assignment or transfer of the Project, or any portion thereof, except in accordance with this Agreement; provided, however, that the foregoing shall not apply to (i) transfers to affiliates of Developer, (ii) transfers for financing purposes, including mortgages, security interests, or collateral assignments, or (iii) other transfers expressly permitted under this Agreement.

8. Developer abandons the Project. Abandonment shall be deemed to have occurred when work stops on the Property for more than ninety (90) consecutive Days for any reason other than Uncontrollable Circumstances or other circumstances outside of the Developer's control, and such work is not resumed within ninety (90) Days of written demand by the Village, provided that Developer is using commercially reasonable efforts to resume such work.

9. Developer fails to comply with applicable governmental codes and regulations in relation to the construction and maintenance of the Project contemplated by this Agreement, and such failure continues for more than sixty (60) Days after written notice thereof from the Village; provided, however, that such default or breach shall not constitute an Event of Default if such default cannot be cured within

said sixty (60) Days and Developer, within said sixty (60) Days, initiates and diligently pursues appropriate measures to remedy the default and in any event (subject to Uncontrollable Circumstances) cures such default within ninety (90) Days after such notice. The maintenance requirement of this provision shall apply only during the term of this Agreement and shall not extend beyond issuance of the Certificate of Project Completion, except as otherwise expressly provided herein.

B. **Village Events of Default.** The following shall be Events of Default with respect to this Agreement:

1. If any material representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by a Party hereto, in writing and delivered to Developer pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made; provided, however, that such default shall constitute an Event of Default only if the Villagedoes not commence to cure and thereafter diligently pursue the cure of the default, within thirty (30) Days after written notice from Developer, and in any event fails to cure such default within sixty (60) Days after such notice (subject to Uncontrollable Circumstances).

2. Default by the Village in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure or financial condition of the Village; provided, however, that such default or breach shall constitute an Event of Default if the Village does not, within thirty (30) Days after written notice from Developer, initiate and diligently pursue appropriate measures to remedy the default, and in any event fails to cure such default within sixty (60) Days after such notice (subject to Uncontrollable Circumstances).

3. Default by the Village in the performance or breach of any material covenant, warranty or obligation contained in this Agreement; provided, however, that such default shall not constitute an Event of Default if the Village commences cure within thirty (30) Days after written notice from Developer, and thereafter diligently pursues such cure and cures such default within sixty (60) Days after such notice; provided, however, that if such default is not reasonably capable of cure within sixty (60) Days, the Village shall have such additional time as is reasonably necessary to complete such cure so long as it is diligently pursuing the same, subject to Uncontrollable Circumstances.

C. **Remedies for Default.** In the case of an Event of Default hereunder:

1. The defaulting Party shall, upon written notice from the non-defaulting Party, take prompt action (but in no event less than thirty (30) Days) to cure or remedy such Event of Default. If, in such case, any monetary Event of Default is not cured within thirty (30) Days after such notice, or if in the case of a non-monetary Event of Default, action is not taken or not diligently pursued, or if action is taken and diligently pursued but such Event of Default or breach shall not be cured or remedied within sixty (60) Days after such notice (or such longer period as is reasonably necessary to cure the same, provided that the defaulting Party is diligently pursuing such cure, subject to Uncontrollable Circumstances), the non-defaulting Party may institute such proceedings as may be reasonably necessary to cure or remedy such Event of Default, including, but not limited to, proceedings to compel specific performance of the defaulting Party's obligations under this Agreement; provided, however, that no such proceedings shall be commenced so long as the defaulting Party is timely commencing and diligently pursuing a cure in accordance with the foregoing.

2. In case a Party shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason, then, and in every such case, the Developer and the Village shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of the Developer and the Village shall continue as though no such proceedings had been taken, provided that (i) no Party shall be deemed to have waived any prior default, (ii) any applicable cure periods shall be equitably tolled during the pendency of such proceedings, and (iii) the non-defaulting Party shall retain the right to recommence enforcement with respect to any continuing or recurring Event of Default.

3. In the case of an Event of Default by the Developer, in addition to any other remedies at law or in equity, the Village may declare this Agreement null and void, and shall be relieved of its obligations under this Agreement, subject to applicable notice and cure provisions.

4. In no event shall either Party be liable to the other for any consequential or punitive damages suffered as a result of a default under this Agreement.

D. <u>**Agreement to Pay Attorneys' Fees and Expenses.**</u> In the event an Event of Default is not cured within the applicable cure periods and the Parties employ an attorney or attorneys or incur other expenses for the collection of the payments due under this Agreement or the enforcement of performance or observance of any obligation or agreement herein contained, the non-prevailing Party shall pay the prevailing Party's reasonable fees of such attorneys and such other reasonable expenses in connection with such enforcement action. Such obligation shall only be effective upon a determination by a court of competent jurisdiction that one of the Parties constitutes a prevailing Party.

E. **No Waiver by Delay or Otherwise.** Any delay by any Party in instituting or prosecuting any actions or proceedings or otherwise asserting its rights under this Agreement shall not operate to act as a waiver of such rights or to deprive it of or limit such rights in any way provided, however, that no Party may assert such rights if the other Party has materially relied to its detriment on such delay; nor shall any waiver in fact made with respect to any specific Event of Default be considered or treated as a waiver of the rights by the waiving Party of any future Event of Default hereunder, except to the extent specifically waived in writing. No waiver made with respect to the performance, nor the manner or time thereof, of any obligation or any condition under this Agreement shall be considered a waiver of any rights except if expressly waived in writing, and any such waiver shall be limited solely to the specific matter expressly waived.

F. **Rights and Remedies Cumulative.** The rights and remedies of the Parties to this Agreement, whether provided by law or by this Agreement, shall be cumulative, and the exercise of any one or more of such remedies shall not preclude the exercise by such Party, at that time or different times, of any other such remedies for the same Event of Default, provided, however, that in no event shall any Party be entitled to duplicative recoveries for the same damages or to exercise remedies in a manner that would result in an inequitable or commercially unreasonable outcome.

G. **Legal and Other Fees and Expenses.** Other than for demands, suits, costs, expenses (including reasonable attorney's fees), actions or other proceedings covered by this Section XVI., in the event that any third party or parties institute any legal proceedings against the Developer and/or the Village, which relate to the terms of this Agreement, then, in that event, the Parties shall cooperate in the defense of any such lawsuit, with each Party assuming, fully and vigorously, its own defense of such lawsuit, and all costs and expenses of its own defense, of whatever nature (including attorney's fees); provided, however, that (i) if such proceeding arises primarily from the acts or omissions of one Party, such Party shall be responsible for all reasonable costs and expenses (including attorneys' fees) incurred by the other Party in connection therewith, (ii) the Parties shall reasonably cooperate and consult with one another in the defense of such claims, and (iii) no Party shall settle any such proceeding in a manner that adversely affects the rights or obligations of the other Party without such other Party's prior written consent, not to be unreasonably withheld, conditioned or delayed.

XVII. EQUAL EMPLOYMENT OPPORTUNITY

A. **No Discrimination.** Developer shall comply with all federal, state and local laws relating to equal employment opportunity.

B. **Advertisements.** Developer shall, in all solicitations or advertisements for employees placed by or on behalf of Developer, if applicable, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

C. **Contractors.** Any contracts made by Developer with any general contractor, agent, employee, independent contractor or any other Person in connection with the Project shall contain language similar to or having the same legal effect as that recited in Sections XVII.A. and B. above. The Developer shall make reasonable efforts to incorporate language similar to or having the same legal effect as that recited in Sections XVII.A. and B. in any leases made by Developer in connection with the Project.

XVIII. MISCELLANEOUS PROVISIONS

A. **Cancellation.** In the event Developer or the Village shall be prohibited, in any material respect, from performing covenants and agreements or enjoying the rights and privileges herein contained, or contained in the TIF Plan, including Developer's duty to build the Project and operate the Project, by the order of any court of competent jurisdiction, or in the event that all or any part of the TIF Act, or any ordinance adopted by the Village in connection with the Project, shall be declared invalid or unconstitutional, in whole or in part, by a final decision of a court of competent jurisdiction and such declaration shall materially affect the Project or the covenants and agreements or rights and privileges of Developer or the Village, then and in any such event, the Party so materially affected may, at its election, cancel or terminate this Agreement in whole (or in part with respect to that portion of the Project materially affected) by giving written notice thereof to the other Party within one hundred twenty (120) Days after such final decision or amendment.

Further, the cancellation or termination of this Agreement shall have no effect on (i) any permits, approvals, or entitlements previously granted to Developer to the extent permitted by applicable law, (ii) Developer's right to complete any portion of the Project then under construction, and (iii) Developer's right to receive reimbursement for any TIF-eligible costs incurred prior to such termination in accordance with this Agreement, unless otherwise prohibited; and the cancellation or termination of this Agreement shall have no effect on perpetual easements contained in any recorded, properly executed document.

B. **Notices.** All notices, certificates, approvals, consents or other communications desired or required to be given hereunder shall be given in writing at the addresses set forth below, by any of the following means: (1) personal service, (2) electronic communications, such as by electronic mail, but only if followed up within one (1) business day by another method of notice, (3) overnight courier, or (4) registered or certified first class mail, postage prepaid, return receipt requested.

If to Village:	Village of Hanover Park 2121 Lake Street Hanover Park, Illinois 60133 Attention: Interim Village Manager
With a copy to:	Village of Hanover Park 2121 Lake Street Hanover Park, Illinois 60133 Attention: Village Clerk
And:	Nicholas S. Peppers Storino, Ramello & Durkin 9501 Technology Boulevard, Suite 4200 Rosemont, Illinois 60018
If to Developer:	Alonzo Property Investments, LLC 502 North Forest Drive Addison, IL 60101 Attention: Manuela Alonzo
With a copy to:	Alonzo Rivas 1300 Greenbrook Blvd., Suite 200 Hanover Park, Illinois 60133

The Parties, by notice hereunder, may designate any further or different addresses to which subsequent notices, certificates, approvals, consents or other communications shall be sent. Any notice, demand or request sent pursuant to either clause (1) or (2) hereof shall be deemed received upon such personal service or upon dispatch by electronic means. Any notice, demand or request sent pursuant to clause (3) shall be deemed received on the Day immediately following deposit with the overnight courier, and any notices, demands or requests sent pursuant to clause (4) shall be deemed received forty-eight (48) hours following deposit in the mail.

C. **Time is of the Essence.** Time is of the essence of this Agreement. Notwithstanding the foregoing, if the date for performance of any of the terms, conditions and provisions of this Agreement shall fall on a Saturday, Sunday or legal holiday, then the date of such performance shall be extended to the next business day.

D. **Integration.** Except as otherwise expressly provided herein, this Agreement supersedes all prior agreements, negotiations and discussions relative to the subject matter hereof and is a full integration of the agreement of the Parties.

E. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be an original and each of which shall constitute but one and the same Agreement.

F. **Recordation of Agreement.** The Parties agree that this Agreement shall not be recorded. In lieu thereof, the Parties may, at the request of the Village, execute and record a memorandum of this Agreement in a form reasonably acceptable to Developer, which shall contain only such provisions as are reasonably necessary to provide notice of the existence of this Agreement and any covenants expressly intended to run with the land, and shall exclude any confidential or proprietary information, including financial terms and TIF reimbursement provisions.

G. **Severability.** If any provision of this Agreement, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this Agreement shall be construed as if such invalid part were never included herein, and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law.

H. **Choice of Law/Venue.** This Agreement shall be governed by and construed in accordance with the laws of the State, and any court proceedings between the Parties hereto shall be brought in Cook County, Illinois.

I. **Entire Contract and Amendments.** This Agreement (together with the exhibits attached hereto) is the entire contract between the Village and the Developer relating to the subject matter hereof, supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the Village and the Developer, and may not be modified or amended except by a written instrument executed by the Parties hereto.

J. **Third Parties.** Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other Person other than the Village and the Developer, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third parties to the Village and the Developer, nor shall any provision give any third parties any rights of subrogation or action over or against the Village or the Developer. This Agreement is not intended to and does not create any third-party beneficiary rights whatsoever.

K. **Waiver.** Any Party to this Agreement may elect to waive any right or remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless such waiver is in writing. No such waiver shall obligate the waiver of any other right or remedy hereunder or shall be deemed to constitute a waiver of other rights and remedies provided pursuant to this Agreement.

L. **Cooperation and Further Assurances.** The Village and the Developer each covenant and agree that each will do, execute, acknowledge and deliver or cause to be done, executed and delivered, such agreements, instruments and documents supplemental hereto and such further acts, instruments, pledges and transfers as may be reasonably required for the better clarifying, assuring, mortgaging, conveying, transferring, pledging, assigning and confirming unto the Village or the Developer, or other appropriate Persons, all and singular the rights, property and revenues covenanted, agreed, conveyed, assigned, transferred and pledged under or in respect of this Agreement.

M. **Partial Funding.** Except as otherwise set forth in this Agreement, the Developer acknowledges and agrees that the economic assistance to be received by the Developer as set forth in this Agreement is intended to be and shall be a source of partial funding for the Project and agrees that any additional funding above and beyond said economic assistance shall be solely the responsibility of the Developer. The Developer acknowledges and agrees that the amount of economic assistance set forth in this Agreement represents the maximum amount of economic assistance to be received by the Developer from the Village, provided the Developer complies with the terms and provisions set forth in this Agreement. The Developer further acknowledges and agrees that the Village is not a joint developer or joint venturer with the Developer and the Village is in no way responsible for completion of any portion of the Project.

N. **No Personal Liability of Officials of the Village or the Developer.** No covenant or agreement contained in this Agreement shall be deemed to be the covenant or agreement of the Corporate Authorities, Village Manager, any elected official, officer, partner, member, shareholder, manager, director, agent, employee or attorney of the Village or of the Developer, in his or her individual capacity, and no elected official, officer, partner, member, director, agent, employee or attorney of the Village or the Developer shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out of the execution, delivery and performance of this Agreement, or any failure in that connection.

O. **Repealer.** To the extent that any ordinance, resolution, rule, order or provision of the Village's code of ordinances, or any part thereof, is in conflict with the provisions of this Agreement, the provisions of this Agreement shall be controlling, to the extent lawful.

P. **Term.** Unless terminated earlier pursuant to the provisions hereof, this Agreement shall be effective from the Effective Date and shall terminate on the date the TIF District is terminated, December 31, 2036.

Q. **Estoppel Certificates.** Each of the Parties hereto agrees to provide the other, upon not less than thirty (30) Days prior written request, to deliver to the requesting Party a certificate ("*Estoppel Certificate*") certifying, to such Party's knowledge, that this Agreement is in full force and effect, whether such Party has knowledge of any defaults by the requesting Party (and, if so, specifying such defaults), and such other customary matters as may be reasonably requested and limited to the status of this Agreement. If either Party fails to comply with this provision within the time limit specified, and if, after an additional seven (7) Days' notice there still is no compliance, then said non-complying Party shall be deemed to have appointed the other as its attorney-in-fact for execution of same on its behalf as to that specific request only.

R. **Assignment.** This Agreement, and the rights and obligations hereunder, may not be assigned by the Developer unless the Village, in the exercise of its sole and absolute discretion, consents in a writing signed by the Village President to such assignment.

S. **Municipal Limitations.** All Village commitments hereunder are limited to the extent required by law.

T. **Good Faith and Fair Dealing.** The Village and Developer acknowledge their duty to exercise their rights and remedies hereunder and to perform their covenants, agreements and obligations hereunder, reasonably and in good faith.

U. **Drafting.** Each Party and its counsel have participated in the drafting of this Agreement; therefore, none of the language contained in this Agreement shall be presumptively construed in favor of or against either Party.

V. **Convenience; Definitions.** All paragraph headings and other titles and captions herein are for convenience only, do not form a substantive part of this Agreement and shall not restrict or enlarge any substantive provisions hereof or thereof. The term "including," when used in this Agreement, means "including, without limitation," and shall be construed as a term of illustration, and not a term of limitation. Whenever reference is made to a number of "days" in the computation of time hereunder, such reference shall mean "calendar days" unless otherwise indicated. As used herein, the term "business day" means any day other than a Saturday or Sunday or other than any holiday on which banks in the State of Illinois may close in accordance with 205 ILCS 630/17(a). Wherever any period of time is specified herein for the taking of any action or the giving of any notice, the period shall be computed by excluding the day upon which the period is specified to commence and including the last day of the period specified, provided however, that if the last day of any such period shall fall on a non-business day, then the expiration shall be computed as the immediately following business day.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed on the dates as set forth below.

VILLAGE OF HANOVER PARK,
an Illinois home rule municipal corporation

By:______________________________
Rodney S. Craig
President

Date:________________________, 2026

ATTEST:

By:______________________________
Kristy Merrill
Village Clerk

Date:__________________, 2026

ALONZO PROPERTY INVESTMENT, LLC
an Illinois limited liability company,

By:______________________________
Title: Owner

Date: 4/10th, 2026

1359282.1

ACKNOWLEDGMENT

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Rodney S. Craig and Kristy Merrill, personally known to me to be the President and Village Clerk of the Village of Hanover Park, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Village Council of said Illinois home rule municipal corporation, as their free and voluntary acts, and as the free and voluntary act and deed of said Illinois home rule municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____day of _____________, 2026.

____
Notary Public

ACKNOWLEDGMENT

State of Illinois)
) SS
County of________)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY Manuela Alonzo, personally known to me to be the Owner of Alonzo Property Investment, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such Manuela Alonzo, he/she signed and delivered the said instrument, as his/her free and voluntary act, and as the free and voluntary act and deed of Alonzo Property Investment, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 10 day of April, 2026.

OFFICIAL SEAL
SUSAN M KRAUSER
Notary Public, State of Illinois
Commission No. 1003701
My Commission Expires January 31, 2029

Susan Krauser
Notary Public

Exhibit A-1

Redevelopment Project Area for the Hanover Park Village Center Tax Increment Financing District

Legal Description

LEGAL DESCRIPTION (Hanover Park TIF – Cook County Portion):

THAT PART OF THE SOUTH HALF OF SECTION 36 IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36;

THENCE NORTH ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 36 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILWAY (AKA CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD);

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILWAY TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AS WIDENED);

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AS WIDENED) TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF GRANT HIGHWAY SUBDIVISION AS RECORDED MAY 7, 1925 AS DOCUMENT NUMBER T255219;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHWESTERLY LINE OF GRANT HIGHWAY SUBDIVISION TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ELM AVENUE;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ELM AVENUE TO THE SOUTHEAST CORNER OF LOT 6 IN ELM CENTER SUBDIVISION AS RECORDED JULY 18, 2007 AS DOCUMENT NUMBER 0916610047;

THENCE NORTH ALONG THE EAST LINE OF SAID ELM CENTER SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 36;

THENCE SOUTH ALONG SAID NORTH AND SOUTH CENTERLINE OF SECTION 36 TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF PASQUINELLI'S OAKWOOD LANDINGS NORTH SUBDIVISION AS RECORDED APRIL 8, 1992 AS DOCUMENT NUMBER 92237310;

THENCE SOUTH ALONG THE WEST LINE OF SAID PASQUINELLI'S OAKWOOD LANDINGS NORTH SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID PASQUINELLI'S OAKWOOD LANDINGS NORTH SUBDIVISION TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE OF SAID PASQUINELLI'S OAKWOOD LANDINGS NORTH SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF SAID MAPLE AVENUE;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF SAID MAPLE AVENUE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PINE TREE STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF PINE TREE STREET AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WALNUT AVENUE;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WALNUT AVENUE AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST LINE OF SAID SECTION 36;

THENCE SOUTH ALONG SAID EAST LINE OF SECTION 36 TO THE SOUTHEAST CORNER THEREOF;

THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36 TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION (Hanover Park TIF – DuPage County Portion):

THAT PART OF THE NORTH HALF OF SECTION 1 IN TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 1 TO THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILWAY (AKA CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD);

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILWAY TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY FARM ROAD (AS WIDENED);

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY FARM ROAD (AS WIDENED) TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF OAK STREET;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF OAK STREET TO A POINT OF INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF NOW VACATED COTTAGE STREET;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF NOW VACATED COTTAGE STREET TO A POINT ON THE NORTHEASTERLY RIGHT-

OF-WAY LINE OF ONTARIOVILLE ROAD;

THENCE SOUTHWESTERLY ALONG A LINE PERPENDICULAR TO SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID ONTARIOVILLE ROAD;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CHURCH ROAD;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF CHURCH ROAD TO THE SOUTHWEST CORNER OF LOT 3 IN VAVRUS ADDITION TO HANOVER PARK, AS RECORDED JUNE 9,1971 AS DOCUMENT NUMBER R71-025572;

THENCE EAST ALONG SAID SOUTH LINE OF LOT 3 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY FARM ROAD (AS WIDENED);

THENCE EASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 11 IN BLOCK 2 IN ARGYLE ADDITION TO ONTARIOVILLE, AS RECORDED MARCH 22, 1928 AS DOCUMENT NUMBER R28-254239;

THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 2 TO THE SOUTHWEST CORNER OF LOT 12 IN SAID BLOCK 2;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12 IN BLOCK 2 AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE OF THE NOW VACATED ARBOR AVENUE;

THENCE NORTH ALONG SAID CENTERLINE OF THE NOW VACATED ARBOR AVENUE TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD;

THENCE NORTHEASTERLY ALONG A LINE PERPENDICULAR TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID ONTARIOVILLE ROAD;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD TO A POINT OPPOSITE AND ADJACENT TO A POINT OF INTERSECTION OF SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF ONTARIOVILLE ROAD AND THE WEST LINE OF THE EAST 125.62 FEET OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE SOUTHWESTERLY ALONG A LINE TO SAID POINT OF INTERSECTION;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 125.62 FEET TO A POINT ON THE NORTH LINE OF PARCEL 8 IN COUNTY CLERK, RAY W. MACDONALD'S ASSESSMENT PLAT AS RECORDED FEBRUARY 9, 1972 AS DOCUMENT NUMBER 006571;

THENCE EAST ALONG SAID NORTH LINE OF LOT 8 TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1 TO A POINT ON THE NORTH LINE OF LARWIN'S FIRST ADDITION TO GREENBROOK, UNIT 3, AS RECORDED JULY 7, 1971 AS DOCUMENT NUMBER R71-031642;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LARWIN'S FIRST ADDITION TO GREENBROOK, UNIT 3 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LARWIN'S SECOND RESUBDIVISION OF GREENBROOK UNIT 2, AS RECORDED JULY 7, 1971 AS DOCUMENT NUMBER R71-031644;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LARWIN'S SECOND RESUBDIVISION OF GREENBROOK UNIT 2 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 47 IN GREENBROOK UNIT 2, AS RECORDED JULY 1, 1970 AS DOCUMENT NUMBER R70-021849;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID GREENBROOK UNIT 2 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY FARM ROAD (AS WIDENED);

THENCE WESTERLY ALONG A LINE TO A POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY FARM ROAD (AS WIDENED) AND THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER TO A POINT ON THE EAST LINE OF THE WEST 181.5 FEET OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE NORTH ALONG SAID EAST LINE OF THE WEST 181.5 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 335 FEET OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 335 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 1;

THENCE NORTH ALONG SAID WEST LINE OF THE NORTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF THE NORTH 182 FEET OF SAID SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 182 FEET TO A POINT ON THE WEST LINE OF THE EAST 144.52 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 144.52 FEET OF THE NORTHWEST QUARTER 3 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 185 FEET OF SAID SECTION 1;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 185 FEET OF SECTION 1, 222.48 FEET TO A POINT ON THE WEST LINE OF THE EAST 367 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 1;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 367 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF DEVON AVENUE;

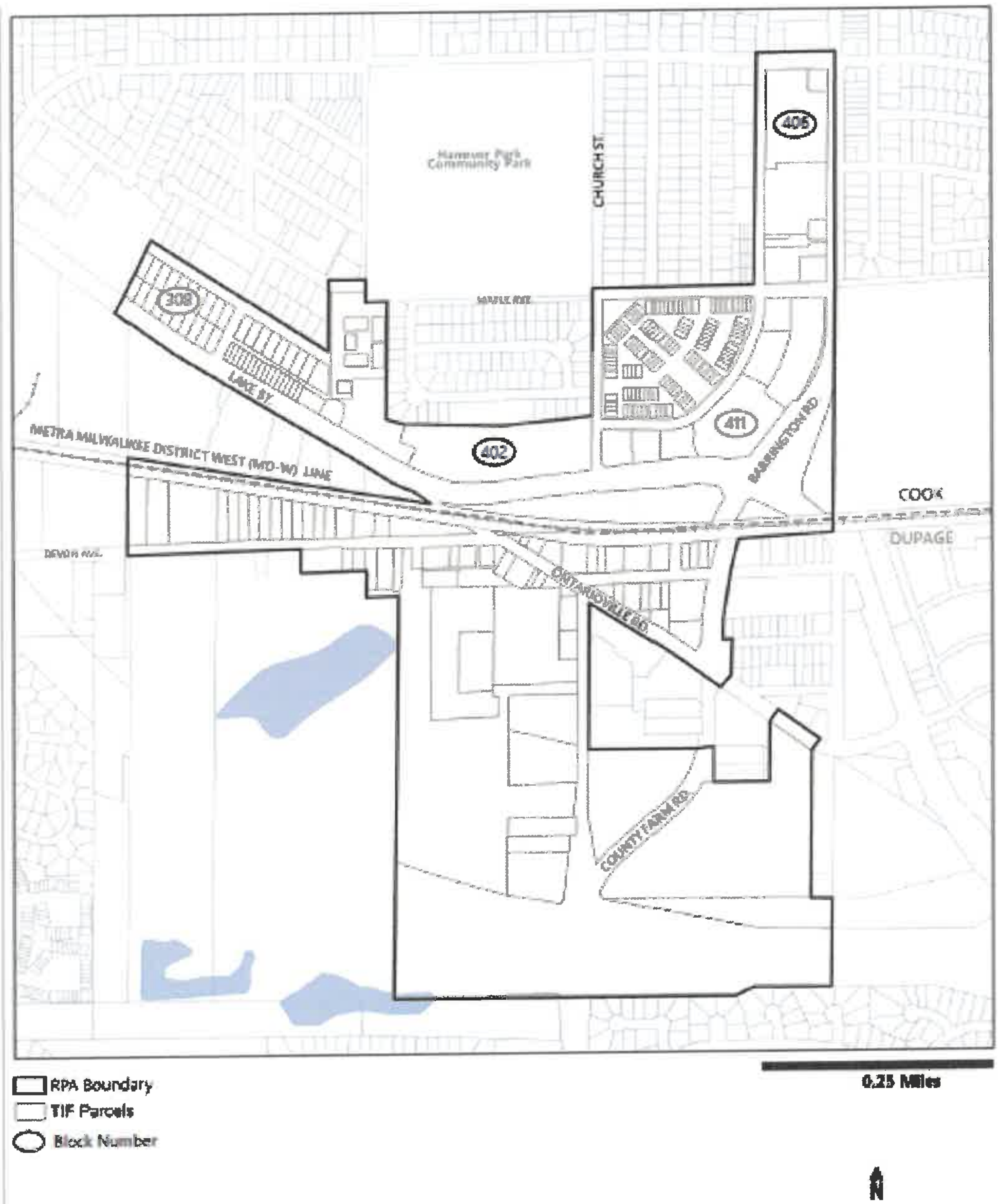
THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF DEVON AVENUE TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER OF SECTION 1;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 1 TO THE POINT OF BEGINNING.

<u>**Exhibit A-2**</u>

Redevelopment Project Area for the Hanover Park Village Center Tax Increment Financing District

Depiction



Source: Cook County, DuPage County, Esri, SB Friedman

Exhibit B-1

Legal Description of the Property

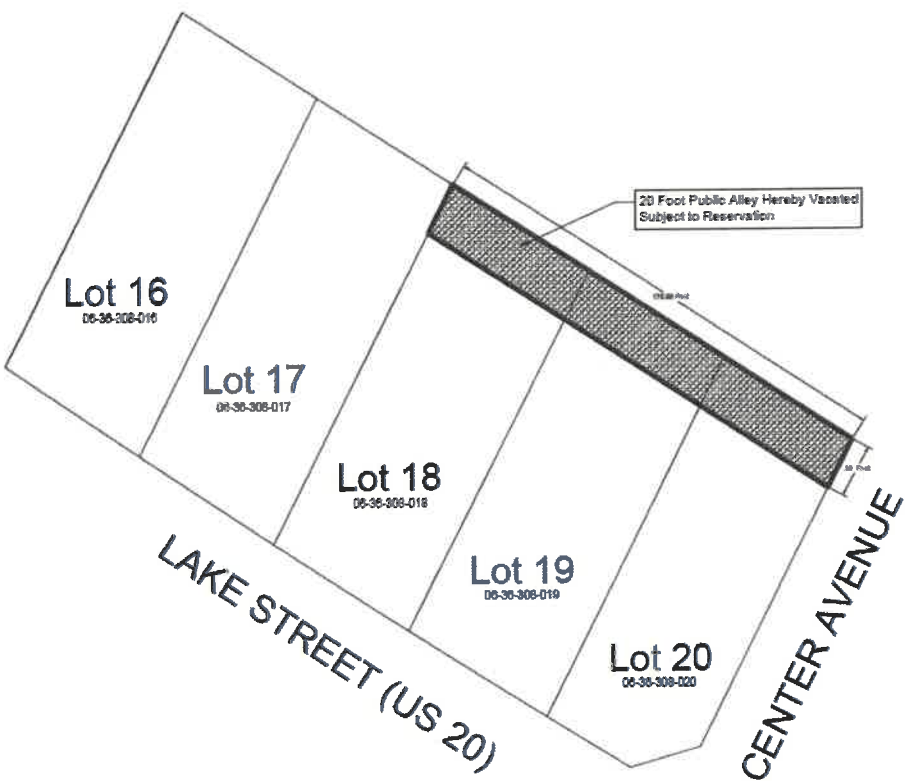
LOTS 16, 17, 18, 19, AND 20 IN BLOCK 24 IN GRANT HIGHWAY SUBDIVISION ONTARIOVILLE, COOK COUNTY, ILLINOIS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 7, 1925 AS DOCUMENT No. LR255219, (EXCEPTING THEREFROM THE SOUTHERLY 25 FEET OF LOTS 16, 17, 18, AND 19 TAKEN OR CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, AND ALSO EXCEPTING THEREFROM THE SOUTHERLY PORTION OF LOT 20, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE NORTHWESTERLY, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 20, SAID SOUTHWESTERLY LINE BEING ALSO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF US 20 (LAKE STREET), ON AN ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 5,699.65 FEET, CHORD BEARING OF NORTH 58 DEGREES 27 MINUTES 53 SECONDS WEST, CHORD LENGTH 56.27 FEET, AN ARC DISTANCE OF 56.27 FEET, TO THE SOUTHWESTERLY CORNER OF SAID LOT 20; THENCE NORTH 26 DEGREES 20 MINUTES 45 SECONDS EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 20, A DISTANCE OF 25.11 FEET; THENCE ON AN ARC OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 5,674.65 FEET, (5837.02 MEASURED), CHORD BEARING OF SOUTH 58 DEGREES 20 MINUTES 28 SECONDS EAST, (SOUTH 56 DEGREES 59 MINUTES 48 SECONDS EAST, MEASURED), CHORD LENGTH 36.29 FEET, AN ARC DISTANCE OF 36.29 FEET; THENCE NORTH 73 DEGREES 57 MINUTES 32 SECONDS EAST, (NORTH 74 DEGEES 00 MINUTES 25 SECONDS EAST, MEASURED) , 27.16 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 20, SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTER AVENUE; THENCE SOUTH 26 DEGREES 32 MINUTES 06 SECONDS WEST, (SOUTH 26 DEGREES 34 MINUTES 59 SECONDS WEST, MEASURED), ALONG THE SOUTHEASTERLY LINE OF SAID LOT 20, 45.15 FEET TO THE POINT OF BEGINNING.

PINs: 06-36-308-020, 06-36-308-019, 06-36-308-018, 06-36-308-017, 06-36-308-016

Commonly known as: 2120-2152 W Lake Street, Hanover Park, Illinois 60133.

Exhibit B-2

Property Depiction
(2120-2152 West Lake Street, Hanover Park, Illinois)

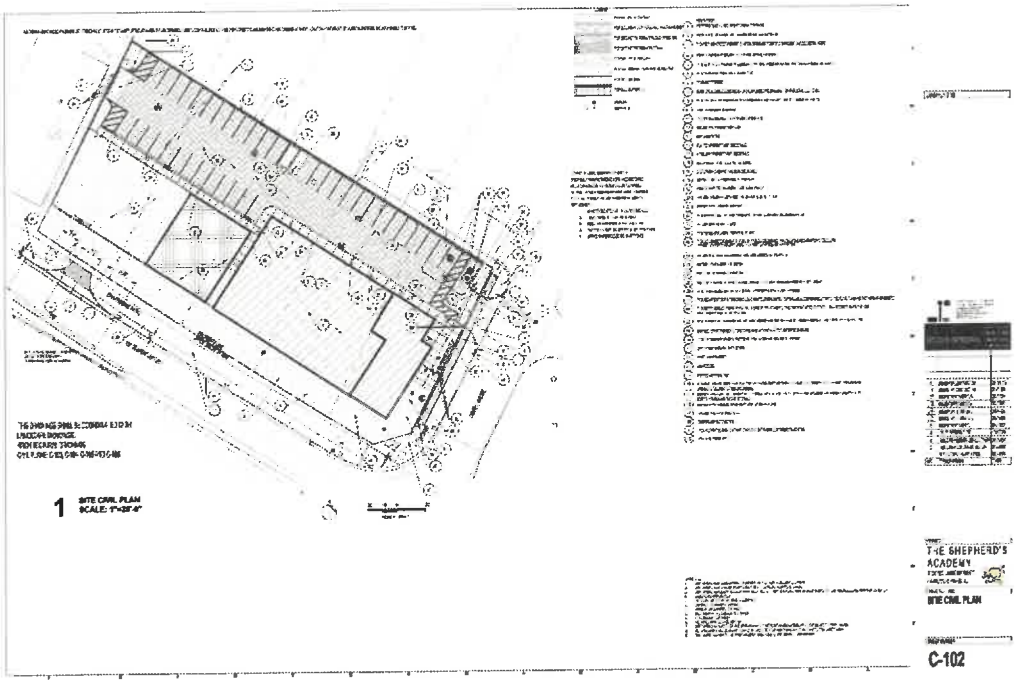


<u>**Exhibit C-1**</u>

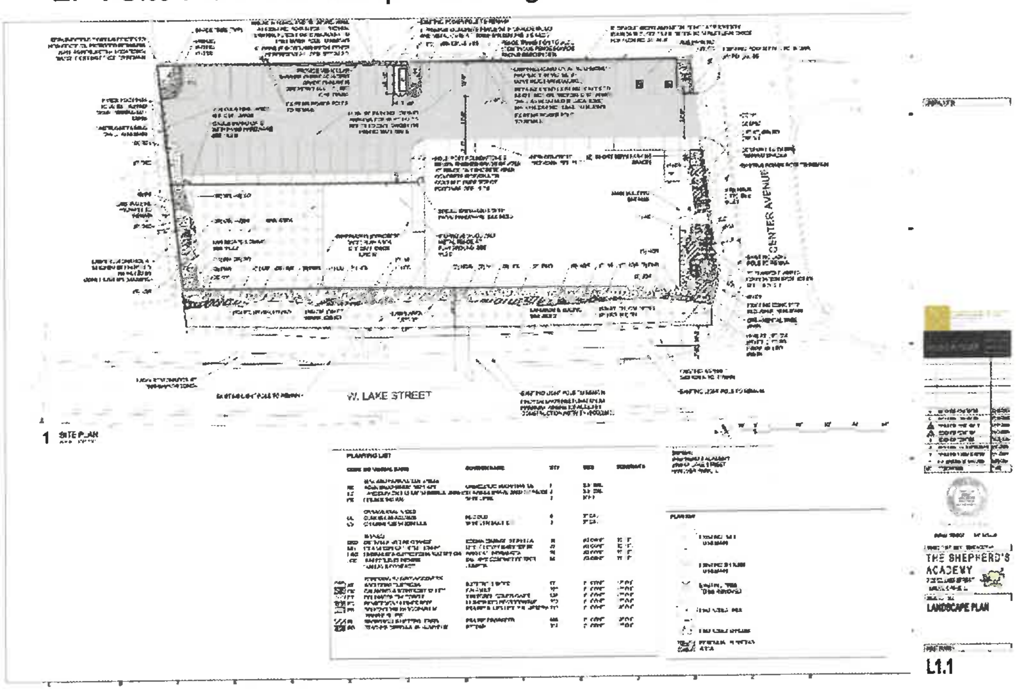
Site Plans and Elevations for the Project

The Site Plans and Elevations for the Project are attached, and consist of:

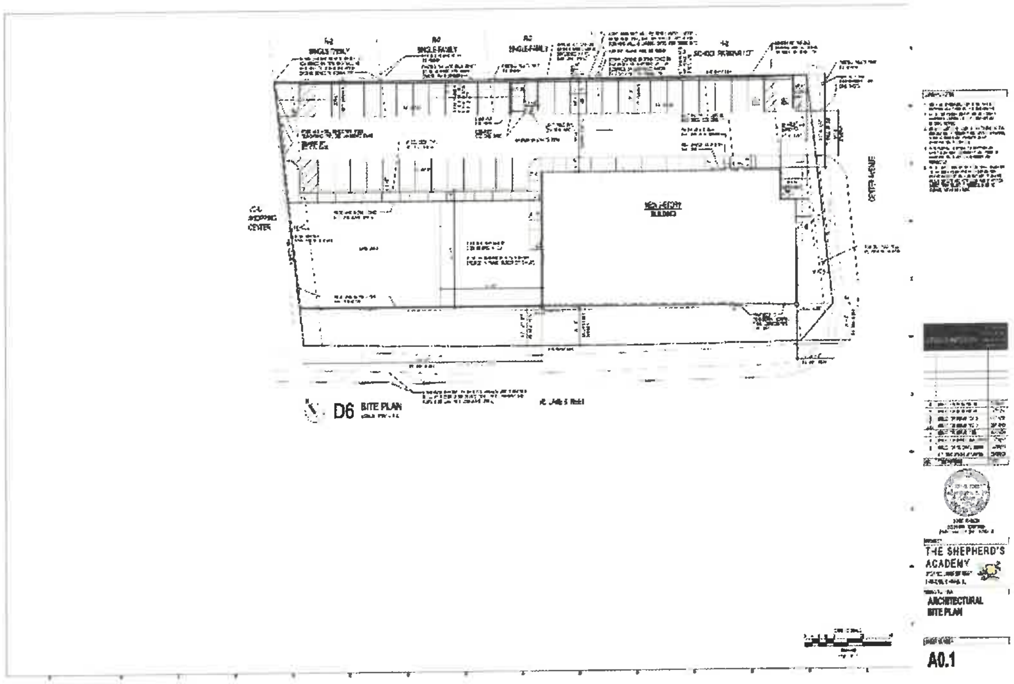
1. Site Plan: Civil drawings -- IFP Revision 5 dated 06/12/25, 26 pages.



2. . Site Plan: Landscape drawings -- IFP Revision 2 dated 3/14/2025, 5 pages.



3. Site Plan and Elevations: Architecture drawings – IFP Revision 3 dated 4/14/25, 18 pages.



(attached)

Exhibit C-2

Detailed Description of the Project, Including *Pro Forma* and Financial Projections

The detailed description of the Project, including *pro forma* and financial projections are attached, and consist of:

1. Pro Forma – Total Development Costs, April 6, 2026, 1 page.

2. Pro Forma – TIF Revenue Projections, April 6, 2026, 1 page.

Pro Forma - Total Development Costs

Land Acquisition	$430,000
Building Construction	$4,598,395
Equipment	$135,407
Professional Fees	$210,000
Construction Contingency	$378,992
Interest Reserve	$147,206
Total Project Costs	**$5,900,000**

Pro Forma – TIF Revenue Projections

TIF Year [1]	Calendar Year	Frozen Base EAV [2]	Reassessment Year [3]	Annual EAV Additions [4]	Cumulative EAV Additions [5]	Total Incremental EAV [6]	Property Tax Rate [7]	Gross Incremental Revenue [8]
25	2026	$ 289,530		$ -	$ -	$ -	10.754%	$ -
26	2027	$ 289,530		$ -	$ -	$ -	10.754%	$ -
27	2028	$ 289,530	*	$ 1,533,806	$ 1,533,806	$ 1,244,276	10.754%	$ -
28	2029	$ 289,530		$ -	$ 1,533,806	$ 1,244,276	10.754%	$ 133,813
29	2030	$ 289,530		$ -	$ 1,533,806	$ 1,244,276	10.754%	$ 133,813
30	2031	$ 289,530	*	$ -	$ 1,627,688	$ 1,338,158	10.754%	$ 133,813
31	2032	$ 289,530		$ -	$ 1,627,688	$ 1,338,158	10.754%	$ 143,909
32	2033	$ 289,530		$ -	$ 1,627,688	$ 1,338,158	10.754%	$ 143,909
33	2034	$ 289,530	*	$ -	$ 1,727,315	$ 1,437,785	10.754%	$ 143,909
34	2035	$ 289,530		$ -	$ 1,727,315	$ 1,437,785	10.754%	$ 154,624
35	2036	$ 289,530		$ -	$ 1,727,315	$ 1,437,785	10.754%	$ 154,624
*	2037							$ 154,624
						TOTAL (UNDISCOUNTED)		$1,297,000

NOTES

[1] The Project is located in the Village Center TIF, which was established in 2001 and was set to expire in 2024. Following the adoption of an amendment extending the life of the TIF for 12 more years, the Village Center TIF is anticipated to expire in 2036.

[2] The Frozen Base EAV of project parcels is $289,530.

[3] Assumes 2% annual escalation due to reassessment, realized on a triennial basis based on standard Cook County assessment practices.

[4] The Project is anticipated to be delivered in 2028. Project EAV is based on the 2024 EAV of existing daycares escalated by 2% annually.

[5] Cumulative EAV additions; reassessed triennially.

[6] Defined as the difference between Frozen Base EAV and Cumulative EAV.

[7] 2024 tax rate for tax code 18115.

[8] Gross Incremental Revenue is equal to prior year Incremental EAV multiplied by the tax rate.

These illustrative projections consist of general information and do not constitute advice or recommendations regarding the structure, timing, or terms of municipal securities pursuant to Section 15B of the Securities Exchange Act of 1934. Although SB Friedman is registered with the Municipal Securities Rulemaking Board as a Municipal Advisor, we are not acting as a municipal advisor to any entity with respect to the subject matter hereof. We do not owe any fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to the municipal entity or obligated person with respect to the information and material contained in our illustrative projections. Our illustrative projections do not constitute advice or recommendations regarding the structure, timing, or terms of such securities. Prior to taking any action related to the structuring or issuance of municipal securities or financial products, whether or not related to information provided in SB Friedman's analysis, any municipality, obligated party, or potential investor in municipal securities should consult with its own financial and/or municipal, legal, tax, accounting, and other advisors to the extent it deems appropriate.

Exhibit D

Eligible Redevelopment Project Costs

Reimbursement not to exceed $885,000, including, but not limited to the following TIF eligible expenses:

Site Preparation and Site Improvement Costs (Current Estimates):

Erosion Control/Protection	$10,000
Site Remediation Grubbing	$25,000
Excavation	$142,000
Site Utilities Storm	$67,500
Site Utilities Water Sewer	$41,325
Site Concrete & Paving	$490,000

Professional Costs (Current Estimates):

Architecture and Engineering Costs-	$210,000
Accounting Costs-	$2,000
Administration Costs-	$25,000
Attorney Costs-	$25,000
Surveyor Costs-	$10,000
Special Inspections and testing-	$35,000
Other Professional Costs (including, but not limited to, surveying and special inspections)-	$10,000

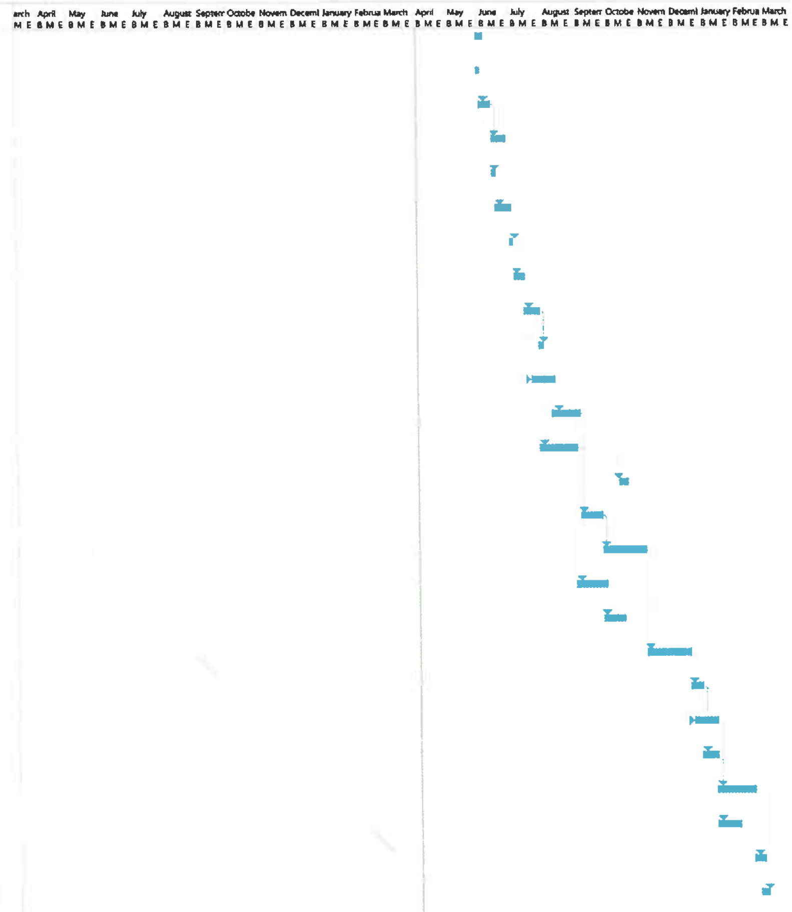
Exhibit E

Construction and Development Timeline

Vision Construction

Shepards Academy Hanover Park

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
2		Mobilization	5 days	Mon 6/1/26	Fri 6/5/26	
3		Site staking & layout	2 days	Mon 6/1/26	Tue 6/2/26	
4		Site excavation cut-fill Building pad	8 days	Wed 6/3/26	Fri 6/12/26	3
5		Civil Utilities	10 days	Mon 6/15/26	Fri 6/26/26	4
6		Foundation excavation	3 days	Mon 6/15/26	Wed 6/17/26	4
7		Concrete foundations	10 days	Thu 6/18/26	Wed 7/1/26	6
8		Backfill foundations	2 days	Thu 7/2/26	Fri 7/3/26	7
9		UG slab plumbing	7 days	Mon 7/6/26	Tue 7/14/26	8
10		Structural steel	10 days	Wed 7/15/26	Tue 7/28/26	9
11		Slab on grade	3 days	Wed 7/29/26	Fri 7/31/26	10
12		Masonry Elevator & stair shafts	15 days	Wed 7/22/26	Tue 8/11/26	10FS-5 days
13		Cold form framing shell	20 days	Mon 8/10/26	Fri 9/4/26	12FS-2 days
14		Masonry exterior	25 days	Wed 7/29/26	Tue 9/1/26	10
15		Roofing	5 days	Wed 10/14/26	Tue 10/20/26	14
16		Interior framing	15 days	Mon 9/7/26	Fri 9/25/26	13
17		MEP rough	30 days	Mon 9/28/26	Fri 11/6/26	16
18		Glazing	20 days	Wed 9/2/26	Tue 9/29/26	14
19		Fire protection	15 days	Mon 9/28/26	Fri 10/16/26	16
20		Drywall	30 days	Mon 11/9/26	Fri 12/18/26	17
21		Paint phase 1	8 days	Mon 12/21/26	Wed 12/30/26	20
22		Acoustical ceilings	15 days	Thu 12/24/26	Wed 1/13/27	21FS-5 days
23		Flooring	10 days	Thu 12/31/26	Wed 1/13/27	21
24		MEP Trim	25 days	Thu 1/14/27	Wed 2/17/27	22
25		Casework - doors & hardware	15 days	Thu 1/14/27	Wed 2/3/27	23
26		Final paint - Punch	7 days	Thu 2/18/27	Fri 2/26/27	24
27		Inspections - Substantial completion	4 days	Wed 2/24/27	Mon 3/1/27	26FS-3 days



Project: Shepards Academy Con
Date: Fri 4/3/26

Task · Split · Milestone · Summary · Project Summary · Inactive Task · Inactive Milestone · Inactive Summary · Manual Task · Duration-only · Manual Summary Rollup · Manual Summary · Start-only · Finish-only · External Tasks · External Milestone · Deadline · Progress · Manual Progress

Page 1

Exhibit E

1359282.1

FORM OF REIMBURSEMENT REQUEST

Reimbursement Request

Village of Hanover Park
2121 Lake Street
Hanover Park, Illinois 60133

Re: DEVELOPMENT AGREEMENT, dated ____________, 20____ (the "*Development Agreement*") by and between the VILLAGE OF HANOVER PARK, ILLINOIS ("*Village*") and ALONZO PROPERTY INVESTMENT, LLC, an Illinois limited liability company (the "*Developer*")

Dear Village Manager:

Pursuant to Development Agreement, you are hereby requested to approve the dollar amount set forth in this Reimbursement Request. The terms used in this Request for Reimbursement shall have the meanings given to those terms in the Development Agreement.

1. Reimbursement Request No. ______________________________

2. Amount expended by Developer: $______________________________

3. The amount set forth in this Reimbursement Request is for the TIF Eligible Development Project Costs permitted under the Development Agreement.

4. The undersigned certifies that:

   (i) the amounts included in paragraph 2 above were paid or incurred and financed in accordance with approved plans, permits and specifications of the Project as defined in the Development Agreement;

   (ii) the amounts included in paragraph 2 above represent a part or all of the reimbursement due and payable as TIF Eligible Development Project Costs under the Development Agreement and have not been included in any previous Reimbursement Request, with paid invoices and/or other documents attached as evidence of such expenditures;

(iii) Developer is not in default under the Development Agreement and nothing has occurred to the knowledge of Developer that would prevent the performance of the obligations of Developer under the Development Agreement.

Date:______________________________ ALONZO PROPERTY, an Illinois limited liability company

By:____
Its:____

APPROVED:

Date:______________________________ VILLAGE OF HANOVER PARK, an Illinois municipal corporation

By:____
Village Manager

EXHIBIT G

Disclosure Affidavit – Developer

State of Illinois)
) ss
County of ________)

THE DEVELOPER MUST SIGN THIS AFFIDAVIT.

I, Manuela Alonzo, reside at 502 N. Forest Dr. in the City/Village of Addison, County of Dupage, State of Illinois, being first duly sworn and having personal knowledge of the below facts, swear to the following:

That I am over the age of eighteen and serve as the Owner of Alonzo Property Investment LLC ("*Developer*").

That the Property in question has a common street address referred to as: 2120-2152 W. Lake St, in the Village of Hanover Park, County of Cook, State of Illinois, and with a Property Index Number(s) of ________ (hereinafter "*Property*"). 06-36-308-020 -019 -018 -017 -016

That I understand that pursuant to the 50 ILCS 105/3.1, prior to execution of the Agreement between the Developer and the Village, state law requires the owner, authorized trustee, corporate official or managing agent to submit a sworn affidavit to the Village disclosing the identity of every owner and beneficiary who will obtain any interest, real or personal, in the Redevelopment Property and Project, and every shareholder who will be entitled to receive more than 7½% of the total distributable income of any corporation having any interest, real or personal, in the Property and Project after this transaction is consummated.

As the owner, authorized trustee, corporate official or management agent, I declare under oath that (choose one):

(a) The owners or beneficiaries of the trust, if applicable, are Manuela Alonzo 50% Anthony M. Alonzo 50%; or
(b) The shareholders and/or members with more than 7½% interest are ________; or
(c) The corporation and/or limited liability company is publicly traded and there is no readily known individual having greater than a 7½% interest in the corporation and/or limited liability company.

This instrument is made to induce the Village to enter into the Agreement and in accordance with 50 ILCS 105/3.1.

Affiant: ______________________

____

Subscribed and Sworn to before me
this 10 day of April, 2026.

OFFICIAL SEAL
SUSAN M KRAUSER
Notary Public, State of Illinois
Commission No. 1003701
My Commission Expires January 31, 2029

____
Notary Public

AGENDA MEMORANDUM

TO: **Village President and Board of Trustees**

FROM: Courtney Sage, Interim Village Manager
Remy Navarrete, Finance Director

SUBJECT: Resolution Authorizing a Temporary Interfund Loan from the General Fund to the Police Pension Fund and Fire Pension Fund of the Village of Hanover Park, Illinois

ACTION REQUESTED: ☒ Approval ☐ Concurrence ☐ Discussion ☐ Information

RECOMMENDED FOR CONSENT AGENDA: ☐ Yes ☒ No

MEETING DATE: **April 16, 2026**

Executive Summary

Staff is requesting the Village President and Board of Trustees pass a resolution authorizing the General Operating Account (General Fund) to provide a short-term interfund loan to the Police and Fire Pension Funds. This interfund loan will ensure timely payments of monthly retiree pensions and associated expenses until Cook County resolves ongoing delays in property tax revenue distribution caused by their system upgrade issues.

Discussion

Cook County's issuance of property tax bills has been delayed due to complications arising from a multi-year technology system upgrade. The County has notified the Village that the implementation has proven more complex than anticipated, resulting in significant delays in billing, collection, and distribution of property tax revenues.

As a result, local governments, including municipalities and school districts, are experiencing disruptions in expected cash flow. These entities depend heavily on timely property tax distributions to fund operations and meet financial obligations. The delays have forced other jurisdictions to rely on short-term borrowing to maintain liquidity.

The Village's Police and Fire Pension Funds are directly impacted by this disruption. Despite the delay in receiving the allocated share of property tax revenues, the Pension Funds must continue to meet fixed obligations, including monthly retiree pension payments and other administrative expenses. Without intervention, the Funds face temporary cash shortfalls.

Agreement Name: ______________________________

Executed By: ______________________________

In order to avoid these cash shortfalls, staff is requesting authorization to provide a short-term interfund loan from the General Fund to the Pension Funds, as needed. This short-term interfund loan would not exceed $2 million and must be repaid by the end of the calendar year. General Fund reserves will be used to cover this temporary loan.

Recommended Action

Motion to pass a Resolution authorizing a short-term interfund loan from the General Fund to the Police Pension Fund and Fire Pension Fund of the Village of Hanover Park, Illinois.

Attachments: Resolution

Budgeted Item:	____ Yes	____ No
Budgeted Amount:	$N/A	
Actual Cost:	$	
Account Number:		

____ Minority Owned Business
____ Woman Owned Business
____ Veteran Owned Business
____ LGBTQ+ Owned Business
____ Disability Owned Business
_X__ Not Applicable

RESOLUTION NO. R-26-

A RESOLUTION AUTHORIZING A TEMPORARY INTERFUND LOAN FROM THE GENERAL FUND TO THE POLICE PENSION FUND AND FIRE PENSION FUND OF THE VILLAGE OF HANOVER PARK, ILLINOIS

WHEREAS, the Village of Hanover Park, Cook County, Illinois (the "Village"), is a home rule unit of local government duly organized and existing under the laws of the State of Illinois; and

WHEREAS, the Village maintains a General Operating Account (the "General Fund"), as well as separate Police Pension Fund and Fire Pension Fund (collectively, the "Pension Funds"); and

WHEREAS, the Pension Funds are funded in part through property tax revenues collected and distributed by Cook County; and

WHEREAS, Cook County is currently experiencing delays in the issuance, collection, and distribution of property tax revenues due to complications associated with an ongoing technology system upgrade; and

WHEREAS, such delays have resulted in a temporary disruption in the timely receipt of property tax revenues by the Village and its Pension Funds; and

WHEREAS, the Pension Funds are required to make regular and timely payments of monthly retiree pension benefits and to satisfy other authorized expenditures, regardless of delays in revenue receipts; and

WHEREAS, the delay in property tax distributions has created a temporary cash flow deficiency within the Pension Funds; and

WHEREAS, the Village President and Board of Trustees of the Village have determined that it is necessary and in the best interests of the Village to authorize a short-fund interfund loan from the General Fund to the Pension Funds to ensure the uninterrupted payment of pension obligations; and

WHEREAS, it is anticipated that such funds will be repaid to the General Fund upon receipt of the delayed property tax revenues.

BE IT RESOLVED by the Village President and Board of Trustees of the Village of Hanover Park, Cook County, Illinois, as follows:

<u>SECTION 1:</u> Authorization of interfund loan - the Village is hereby authorized to transfer funds from the General Fund to the Police Pension Fund and Fire Pension Fund in an aggregate amount not to exceed $2M (the "Loan"), for the limited purpose of funding current pension obligations, including but not limited to monthly retiree benefit payments and authorized administrative expenses.

<u>SECTION 2:</u> Repayment Terms - the Pension Funds shall repay the Loan to the General Fund upon receipt of the delayed property tax revenues from Cook County. Repayment shall occur as soon as practicable, and in no event later than December 31, 2026, unless otherwise authorized by the Village Board.

<u>SECTION 3:</u> Accounting and Recordkeeping - the Village Finance Director/Treasurer is hereby authorized and directed to take all necessary actions to effectuate the transfer, ensure proper accounting of the Loan, and maintain appropriate records reflecting the disbursement and repayment of funds.

<u>SECTION 4:</u> Severability - if any section, paragraph, or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Resolution.

<u>SECTION 5:</u> Effective Date - this Resolution shall be in full force and effect from and after this resolution's passage and approval as provided by law.

ADOPTED this 16th day of April, 2026, pursuant to a roll call vote as follows:

AYES:
NAYS:
ABSENT:
ABSTENTION:

Approved: ________________________________
Rodney S. Craig

ATTEST: ________________________________
Kristy Merrill, Village

AGENDA MEMORANDUM

TO: **Village President and Board of Trustees**

FROM: Courtney Sage, Interim Village Manager

SUBJECT: Warrant

ACTION REQUESTED: ☒ Approval ☐ Concurrence ☐ Discussion ☐ Information

RECOMMENDED FOR CONSENT AGENDA: ☐ Yes ☒ No

MEETING DATE: **April 16, 2026**

Recommended Action

Approve Warrant 4/16/2026 in the amount of $350,599.37

Approve Warrant Paid in Advance (3/27/2026-4/9/2026) in the amount of $742,207.39

Attachment: Warrants

Budgeted Item: ____ Yes ____ No
Budgeted Amount: $
Actual Cost: $
Account Number:

Agreement Name: ______________________________

Executed By: ______________________________

Accounts Payable Invoice Report

Invoice Due Date Range 04/03/26 - 04/17/26
Report By Department - Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Department **Economic Dvlpmnt - Economic Development**									
Sub-Department **Economic Dvlpmnt.Check Request Economic Development,Check Request**									
Vendor **8373 - Golden Key Inc**									
1553-1555IPR	Capital Outlay-Imp Other Than Bldgs-Facade Grant	Open		03/24/2026	04/17/2026	03/24/2026			19,000.00
Vendor **8373 - Golden Key Inc** Totals							Invoices	1	$19,000.00
Sub-Department **Economic Dvlpmnt.Check Request Economic Development,Check Request** Totals							Invoices	1	$19,000.00
Department **Economic Dvlpmnt - Economic Development** Totals							Invoices	1	$19,000.00

Economic Dvlpmnt Economic Development ____________________

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Department **Finance Admin - Finance Administration**									
Sub-Department **Finance Admin.Check Request Finance Administration,Check Request**									
Vendor **968 - Com Ed**									
3787227111-3/26	2/17-3/18 Street Lights	Open		04/01/2026	04/17/2026	04/17/2026			803.01
Vendor **968 - Com Ed** Totals							Invoices	1	$803.01
Vendor **5525 - Lauterbach & Amen LLP**									
116687	Payroll Services - March 2026	Open		04/01/2026	04/17/2026	04/17/2026			9,669.00
Vendor **5525 - Lauterbach & Amen LLP** Totals							Invoices	1	$9,669.00
Vendor **3082 - Nicor Gas**									
1764281000-3/26	2/19-3/20 Well #5	Open		04/01/2026	04/17/2026	04/17/2026			354.74
Vendor **3082 - Nicor Gas** Totals							Invoices	1	$354.74
Vendor **5249 - Paddock Publications, Inc**									
372457	Legal Notices - Bid Notices	Open		04/01/2026	04/17/2026	04/17/2026			118.80
Vendor **5249 - Paddock Publications, Inc** Totals							Invoices	1	$118.80
Vendor **4543 - Warehouse Direct**									
6125058-0	OFFICE SUPPLIES	Open		03/25/2026	04/17/2026	03/25/2026			37.32
6125256-0	OFFICE SUPPLIES	Open		03/25/2026	04/17/2026	03/25/2026			15.78
Vendor **4543 - Warehouse Direct** Totals							Invoices	2	$53.10
Vendor **CTLT 9002346371**									
4413	ESCROW REFUND FOR 4413 BELL LN	Open		03/25/2026	04/17/2026	03/25/2026			1,000.00
Vendor **CTLT 9002346371** Totals							Invoices	1	$1,000.00
Sub-Department **Finance Admin.Check Request Finance Administration,Check Request** Totals							Invoices	7	$11,998.65
Department **Finance Admin - Finance Administration** Totals							Invoices	7	$11,998.65

Finance Admin Finance Administration ____________________

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Department **Fire Admin - Fire Administration**									
Vendor **4749 - Case Lots Inc**									
7111	Cleaning Supplies	Open		03/31/2026	04/17/2026	03/31/2026			199.90
Vendor **4749 - Case Lots Inc** Totals							Invoices	1	$199.90

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1484 - Fireground Supply**									
39118	Jacket Liners	Open		03/31/2026	04/17/2026	03/31/2026			369.98
39119	Uniforms - Kyprianidis	Open		03/31/2026	04/17/2026	03/31/2026			108.40
39120	Uniforms - Nevarez	Open		03/31/2026	04/17/2026	03/31/2026			108.40
39192	Uniforms - Nevarez	Open		03/31/2026	04/17/2026	03/31/2026			28.50
39193	Uniforms - Espinosa	Open		03/31/2026	04/17/2026	03/31/2026			28.50
39194	Uniforms - NIcholson	Open		03/31/2026	04/17/2026	03/31/2026			98.63
39195	Uniforms - Mancheski	Open		03/31/2026	04/17/2026	03/31/2026			151.65
39196	Uniforms - Kyprianidis	Open		03/31/2026	04/17/2026	03/31/2026			45.46
39197	Uniforms - Espinosa	Open		03/31/2026	04/17/2026	03/31/2026			126.00
39198	Fire Corps Uniforms	Open		03/31/2026	04/17/2026	03/31/2026			169.19
39254	Uniforms - Shahwan	Open		03/31/2026	04/17/2026	03/31/2026			16.45
39255	Fire Corps Uniforms	Open		03/31/2026	04/17/2026	03/31/2026			24.66
39256	Fire Corps Uniforms - Chapman	Open		03/31/2026	04/17/2026	03/31/2026			47.87
39257	Uniforms - Jacket	Open		03/31/2026	04/17/2026	03/31/2026			184.99
39258	Uniforms - Mancheski	Open		03/31/2026	04/17/2026	03/31/2026			172.90
39275	FF Boots	Open		03/31/2026	04/17/2026	03/31/2026			397.00
		Vendor **1484 - Fireground Supply** Totals				Invoices	16		$2,078.58
Sub-Department **Fire Admin.Check Request Fire Administration,Check Request**									
Vendor **8591 - A&L Construction**									
2026-0098	Bond Refund: 1822 Army Trail	Open		03/27/2026	04/17/2026	03/27/2026			190.00
		Vendor **8591 - A&L Construction** Totals				Invoices	1		$190.00
Vendor **7007 - ABC Plumbing Heating Cooling & Electric**									
2026-0042	Bond Refund: 5239 Arlington Cir	Open		03/27/2026	04/17/2026	03/27/2026			230.00
		Vendor **7007 - ABC Plumbing Heating Cooling & Electric** Totals				Invoices	1		$230.00
Vendor **8220 - Absolute Exteriors**									
2025-0125	Bond Refund: 1097 Yorkshire Dr	Open		03/27/2026	04/17/2026	03/27/2026			100.00
		Vendor **8220 - Absolute Exteriors** Totals				Invoices	1		$100.00
Vendor **7954 - Aegis Construction Corp**									
2025-0543	Bond Refund: 1477 Yorkshire Dr	Open		03/27/2026	04/17/2026	03/27/2026			150.00
		Vendor **7954 - Aegis Construction Corp** Totals				Invoices	1		$150.00
Vendor **8356 - AGB Construction**									
2025-1320	Bond Refund: 7121 Hanover St	Open		03/27/2026	04/17/2026	03/27/2026			188.00
		Vendor **8356 - AGB Construction** Totals				Invoices	1		$188.00
Vendor **349 - ARS of Illinois**									
2026-0073	Bond Refund: 2150 Rob Roy	Open		03/27/2026	04/17/2026	03/27/2026			100.00
		Vendor **349 - ARS of Illinois** Totals				Invoices	1		$100.00
Vendor **7584 - C&N Construction Inc**									
2025-1080	Bond Refund: 7539 Northway Dr	Open		03/27/2026	04/17/2026	03/27/2026			125.00
		Vendor **7584 - C&N Construction Inc** Totals				Invoices	1		$125.00
Vendor **8625 - Chicagoland Builders**									
2025-0006	Bond Refund: 8232 Brockton Ct N	Open		03/27/2026	04/17/2026	03/27/2026			100.00

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
	Vendor **8625 - Chicagoland Builders** Totals					Invoices	1		$100.00
Vendor **5692 - Conway Shield**									
0550399	Helmet Parts	Open		03/31/2026	04/17/2026	03/31/2026			132.00
	Vendor **5692 - Conway Shield** Totals					Invoices	1		$132.00
Vendor **7202 - Dash Medical Gloves LLC**									
INV1348858	EMS Gloves	Open		03/31/2026	04/17/2026	03/31/2026			1,180.00
	Vendor **7202 - Dash Medical Gloves LLC** Totals					Invoices	1		$1,180.00
Vendor **8394 - Double Diamond Construction Services Inc**									
2026-0094	Bond Refund: 1348 Kingsbury Dr Unit 1	Open		03/27/2026	04/17/2026	03/27/2026			100.00
	Vendor **8394 - Double Diamond Construction Services Inc** Totals					Invoices	1		$100.00
Vendor **1500 - Fitness Connection**									
59646	Fitness Equipment Preventive Maintenance	Open		03/31/2026	04/17/2026	03/31/2026			225.00
	Vendor **1500 - Fitness Connection** Totals					Invoices	1		$225.00
Vendor **8624 - FSB Construction LLC**									
2024-0238	Bond Refund: 13980 Merrimac Ln N	Open		03/27/2026	04/17/2026	03/27/2026			1,845.00
2024-0859	Bond Refund: 1390 Merrimac Ln	Open		03/27/2026	04/17/2026	03/27/2026			1,845.00
	Vendor **8624 - FSB Construction LLC** Totals					Invoices	2		$3,690.00
Vendor **7974 - Garcia's Exterior & Interior Remodeling**									
2025-0974	Bond Refund: 4545 Jefferson St	Open		03/27/2026	04/17/2026	03/27/2026			100.00
	Vendor **7974 - Garcia's Exterior & Interior Remodeling** Totals					Invoices	1		$100.00
Vendor **8074 - Highlander Improvement Co**									
2025-0635	Bond Refund: 1754 McCormick Ln	Open		03/27/2026	04/17/2026	03/27/2026			138.00
	Vendor **8074 - Highlander Improvement Co** Totals					Invoices	1		$138.00
Vendor **8630 - Infinity Exteriors**									
2025-1245	Bond Refund: 1793 McCormick Ln	Open		03/27/2026	04/17/2026	03/27/2026			100.00
	Vendor **8630 - Infinity Exteriors** Totals					Invoices	1		$100.00
Vendor **8629 - J&J Roofing and Construction**									
2025-0131	Bond Refund: 7081 Hanover St	Open		03/27/2026	04/17/2026	03/27/2026			111.00
	Vendor **8629 - J&J Roofing and Construction** Totals					Invoices	1		$111.00
Vendor **8628 - Kas Home Improvement**									
2025-1400	Bond Refund: 1731 Zeppelin Dr	Open		03/27/2026	04/17/2026	03/27/2026			100.00
	Vendor **8628 - Kas Home Improvement** Totals					Invoices	1		$100.00
Vendor **8218 - Mr Maintenance Inc**									
2025-1338	Bond Refund: 5800 Turnberry Dr	Open		03/27/2026	04/17/2026	03/27/2026			216.00
	Vendor **8218 - Mr Maintenance Inc** Totals					Invoices	1		$216.00
Vendor **8626 - Oak Roofing Inc**									
2025-1412	Bond Refund: 1822 Nautilus Ln	Open		03/27/2026	04/17/2026	03/27/2026			100.00
	Vendor **8626 - Oak Roofing Inc** Totals					Invoices	1		$100.00
Vendor **7775 - Pavestar**									

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
2025-0337	Bond Refund: 6425 Muirfield Ct	Open		03/27/2026	04/17/2026	03/27/2026			909.00
			Vendor **7775 - Pavestar** Totals			Invoices	1		$909.00
Vendor **7694 - Proliance General Contractors**									
2025-0192	Bond Refund: 3925 Nautilus Ln	Open		03/27/2026	04/17/2026	03/27/2026			243.00
			Vendor **7694 - Proliance General Contractors** Totals			Invoices	1		$243.00
Vendor **7979 - Quality Solar**									
2025-1415	Bond Refund: 3871 Leeward Ln	Open		03/27/2026	04/17/2026	03/27/2026			280.00
			Vendor **7979 - Quality Solar** Totals			Invoices	1		$280.00
Vendor **8623 - Raby Roofing**									
2025-1083	Bond Refund: 7811 Berkshire Ct	Open		03/27/2026	04/17/2026	03/27/2026			129.00
			Vendor **8623 - Raby Roofing** Totals			Invoices	1		$129.00
Vendor **8033 - Romexterra Construction**									
2025-0688	Bond Refund: 5424 Martin Ln	Open		03/27/2026	04/17/2026	03/27/2026			300.00
2025-1025	Bond Refund: 8204 Kensington Ln	Open		03/27/2026	04/17/2026	03/27/2026			151.00
			Vendor **8033 - Romexterra Construction** Totals			Invoices	2		$451.00
Vendor **7827 - Strafford Construction Inc**									
2025-0994	Bond Refund: 1833 Grosse Pointe Cir	Open		03/27/2026	04/17/2026	03/27/2026			125.00
2025-1061	Bond Refund: 4300 Bayside Dr	Open		03/27/2026	04/17/2026	03/27/2026			106.00
2025-1093	Bond Refund: 7371 Gladiola Ave	Open		03/27/2026	04/17/2026	03/27/2026			154.00
			Vendor **7827 - Strafford Construction Inc** Totals			Invoices	3		$385.00
Vendor **7589 - Sunrun Installation Services**									
2025-1075	Bond Refund: 6650 Deerpath Ln	Open		03/27/2026	04/17/2026	03/27/2026			315.00
2025-1458	Bond Refund: 7836 Berkshire Dr	Open		03/27/2026	04/17/2026	03/27/2026			374.00
			Vendor **7589 - Sunrun Installation Services** Totals			Invoices	2		$689.00
Vendor **7290 - Tactron Inc**									
26-252	Passport Tags	Open		03/31/2026	04/17/2026	03/31/2026			68.19
			Vendor **7290 - Tactron Inc** Totals			Invoices	1		$68.19
Vendor **7698 - The Real Seal LLC**									
2025-1252	Bond Refund: 7351 East Ave	Open		03/27/2026	04/17/2026	03/27/2026			100.00
			Vendor **7698 - The Real Seal LLC** Totals			Invoices	1		$100.00
Vendor **8627 - TREND Development & Construction Inc**									
2025-1290	Bond Refund: 915 Northway Dr	Open		03/27/2026	04/17/2026	03/27/2026			832.00
			Vendor **8627 - TREND Development & Construction Inc** Totals			Invoices	1		$832.00
Vendor **7703 - United States Alliance Fire Protection**									
2025-1253	Bond Refund: 1555 Hunter Rd	Open		03/27/2026	04/17/2026	03/27/2026			570.00
			Vendor **7703 - United States Alliance Fire Protection** Totals			Invoices	1		$570.00
Vendor **7894 - Unity Solar Group**									
2025-0986	Bond Refund: 1421 Maplewood Ave	Open		03/27/2026	04/17/2026	03/27/2026			164.00
			Vendor **7894 - Unity Solar Group** Totals			Invoices	1		$164.00
Vendor **8622 - Upside Exteriors Inc**									

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2025-0872	Bond Refund: 1875 McCormick Ln	Open		03/27/2026	04/17/2026	03/27/2026			115.00
2025-1276	Bond Refund: 1860 De Forest Ln	Open		03/27/2026	04/17/2026	03/27/2026			107.00
Vendor **8622 - Upside Exteriors Inc** Totals						Invoices	2		$222.00
Vendor **4478 - Village Of Romeoville Fire Academy**									
2026-117	Mancheski BOF	Open		03/31/2026	04/17/2026	03/31/2026			4,000.00
Vendor **4478 - Village Of Romeoville Fire Academy** Totals						Invoices	1		$4,000.00
Vendor **4513 - W.S. Darley & Co.**									
17581493	New York Hook	Open		03/31/2026	04/17/2026	03/31/2026			140.00
Vendor **4513 - W.S. Darley & Co.** Totals						Invoices	1		$140.00
Vendor **7583 - Window Nation**									
2025-1512	Bond Refund: 5813 Farmington Ct	Open		03/27/2026	04/17/2026	03/27/2026			100.00
2026-0100	Bond Refund: 6915 Hawthorne Ln	Open		03/27/2026	04/17/2026	03/27/2026			100.00
Vendor **7583 - Window Nation** Totals						Invoices	2		$200.00
Vendor **8427 - WM Roofing**									
2025-0520	Bond Refund: 1420 Indian Hill Ave	Open		03/27/2026	04/17/2026	03/27/2026			100.00
Vendor **8427 - WM Roofing** Totals						Invoices	1		$100.00
Sub-Department **Fire Admin.Check Request Fire Administration,Check Request** Totals						Invoices	44		$16,857.19
Department **Fire Admin - Fire Administration** Totals						Invoices	61		$19,135.67

Fire Admin Fire Administration ____

Department **HR Department - Human Resources Department**
Sub-Department **HR Department.Check Request Human Resources Department,Check Request**

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **7027 - Edward Hospital-Edward Occupational Health**									
00213510-00	Medical Services	Open		04/02/2026	04/17/2026	04/02/2026			1,091.00
Vendor **7027 - Edward Hospital-Edward Occupational Health** Totals						Invoices	1		$1,091.00
Vendor **6912 - Elmhurst Occupational Health**									
00213384-00	Medical Services	Open		04/02/2026	04/17/2026	04/02/2026			1,091.00
Vendor **6912 - Elmhurst Occupational Health** Totals						Invoices	1		$1,091.00
Vendor **8621 - Streamwood Park District**									
03.26.26	PW Stretch Class 03.26.26	Open		04/02/2026	04/17/2026	04/02/2026			30.00
Vendor **8621 - Streamwood Park District** Totals						Invoices	1		$30.00
Vendor **7266 - Theodore Polygraph Service, Inc.**									
9227	Polygraph Services	Open		04/02/2026	04/17/2026	04/02/2026			225.00
Vendor **7266 - Theodore Polygraph Service, Inc.** Totals						Invoices	1		$225.00
Sub-Department **HR Department.Check Request Human Resources Department,Check Request** Totals						Invoices	4		$2,437.00
Department **HR Department - Human Resources Department** Totals						Invoices	4		$2,437.00

HR Department Human Resources Department ____

Department **IT - Information Technology**

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Sub-Department **IT.Check Request Information Technology,Check Request**									
Vendor **373 - AT&T**									
630Z990112033/26	E911 Mar 2026	Open		04/02/2026	04/17/2026	04/02/2026			36.03
			Vendor **373 - AT&T** Totals				Invoices	1	$36.03
Vendor **972 - Comcast**									
001003692132	Internet Service FS16 Leased Line Mar 2026	Open		04/02/2026	04/17/2026	04/02/2026			2,947.46
001003692133	PD Backup Internet Mar 2026	Open		04/02/2026	04/17/2026	04/02/2026			267.85
			Vendor **972 - Comcast** Totals				Invoices	2	$3,215.31
Vendor **5367 - Jed Gerstein**									
GMIS2026PD	Per Diem GMIS IL Conference	Open		04/02/2026	04/17/2026	04/02/2026			204.00
			Vendor **5367 - Jed Gerstein** Totals				Invoices	1	$204.00
Vendor **7220 - TKB Associates, Inc**									
15983	Laserfiche Annual Software Maintenance 2026	Open		04/02/2026	04/17/2026	04/02/2026			13,825.10
			Vendor **7220 - TKB Associates, Inc** Totals				Invoices	1	$13,825.10
Vendor **7754 - Total Technology Solutions Group, TTSG**									
INV116856	Managed Print Service April 2026	Open		04/02/2026	04/17/2026	04/02/2026			1,011.00
			Vendor **7754 - Total Technology Solutions Group, TTSG** Totals				Invoices	1	$1,011.00
Vendor **4454 - Verizon Wireless**									
6139243250	Mobile Phone Service Mar 2026	Open		04/02/2026	04/17/2026	04/02/2026			3,190.23
			Vendor **4454 - Verizon Wireless** Totals				Invoices	1	$3,190.23
			Sub-Department **IT.Check Request Information Technology,Check Request** Totals				Invoices	7	$21,481.67
			Department **IT - Information Technology** Totals				Invoices	7	$21,481.67

IT Information Technology ____

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Department **PD Admin - PD Administration**									
Sub-Department **PD Admin.Check Request PD Administration,Check Request**									
Vendor **4946 - Amazon.com**									
1MGT-F3QW-TXDQ	Office supplies	Open		03/21/2026	04/17/2026	03/20/2026			18.12
1RRG-MQKM-LTDD	Meeting supplies; office supplies	Open		03/27/2026	04/17/2026	03/20/2026			101.92
1JFP-PY4T-DJ3T	Other supplies	Open		03/30/2026	04/17/2026	03/20/2026			41.35
			Vendor **4946 - Amazon.com** Totals				Invoices	3	$161.39
Vendor **6803 - Barnacle Parking Enforcement**									
11183	Parking enforcement	Open		03/31/2026	04/17/2026	03/20/2026			450.00
			Vendor **6803 - Barnacle Parking Enforcement** Totals				Invoices	1	$450.00
Vendor **4750 - Crown Trophy #116**									
20453	Retirement plaque - T. Pini	Open		03/27/2026	04/17/2026	03/20/2026			106.25
			Vendor **4750 - Crown Trophy #116** Totals				Invoices	1	$106.25
Vendor **4766 - DuPage County**									
JV2	CJIS 1st Quarter	Open		03/26/2026	04/17/2026	03/20/2026			750.00

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Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4766 - DuPage County** Totals						Invoices	1		$750.00
Vendor **1288 - DuPage County Animal Care & Control**									
33028	Kennel services	Open		03/02/2026	04/17/2026	03/20/2026			150.00
33064	Kennel services	Open		03/18/2026	04/17/2026	03/20/2026			150.00
Vendor **1288 - DuPage County Animal Care & Control** Totals						Invoices	2		$300.00
Vendor **1500 - Fitness Connection**									
59645	Semi-annual maintenance	Open		03/16/2026	04/17/2026	03/20/2026			225.00
Vendor **1500 - Fitness Connection** Totals						Invoices	1		$225.00
Vendor **1999 - IACE**									
626-DH	Annual dues - Hoffman	Open		03/26/2026	04/17/2026	03/20/2026			57.00
628-GF	Annual dues - Fuchs	Open		03/26/2026	04/17/2026	03/20/2026			57.00
629-GY	Annual dues - Yurgil	Open		03/26/2026	04/17/2026	03/20/2026			57.00
632-MG	Annual dues - Greenberg	Open		03/26/2026	04/17/2026	03/20/2026			57.00
630-JW	Annual dues - Wagner	Open		03/27/2026	04/17/2026	03/20/2026			57.00
631-JK	Annual dues - Kurzeja	Open		03/30/2026	04/17/2026	03/20/2026			57.00
627-CA	Annual dues - Arreola	Open		04/01/2026	04/17/2026	03/20/2026			57.00
Vendor **1999 - IACE** Totals						Invoices	7		$399.00
Vendor **2495 - Leadsonline**									
424219	Annual fee	Open		03/15/2026	04/17/2026	03/20/2026			6,345.00
Vendor **2495 - Leadsonline** Totals						Invoices	1		$6,345.00
Vendor **5687 - Lynn Peavey Company**									
425501	Preservation of Evidence	Open		03/19/2026	04/17/2026	03/20/2026			149.90
Vendor **5687 - Lynn Peavey Company** Totals						Invoices	1		$149.90
Sub-Department **PD Admin.Check Request PD Administration,Check Request** Totals						Invoices	18		$8,886.54
Department **PD Admin - PD Administration** Totals						Invoices	18		$8,886.54

PD Admin PD Administration ____

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Department **PD Staff Svcs - PD Staff Services**									
Vendor **3608 - Ray O'Herron Co**									
2466038-IN	AMMUNITION - 5.56	Open		03/10/2026	04/17/2026	04/01/2026			3,968.00
2467828-IN	UNIFORMS - OLAGUE	Open		03/19/2026	04/17/2026	04/01/2026			160.00
2468937-IN	PROTECTIVE EQUIPMENT - MENDOZA	Open		03/25/2026	04/17/2026	04/01/2026			3,660.99
2469356-IN	UNIFORMS - HONOR GUARD	Open		03/27/2026	04/17/2026	04/01/2026			2,019.01
0200474-CM	Glockk 45 Handguns - CM	Open		04/01/2026	04/17/2026	04/01/2026			(810.02)
2458498-CM	UNIFORMS - CREDIT MEMO	Open		04/01/2026	04/17/2026	04/01/2026			(138.87)
Vendor **3608 - Ray O'Herron Co** Totals						Invoices	6		$8,859.11
Department **PD Staff Svcs - PD Staff Services** Totals						Invoices	6		$8,859.11

PD Staff Svcs PD Staff Services ____

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Hanover Park USA

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Department **PW Admin - PW Administration**									
Sub-Department **PW Admin.Check Request PW Administration,Check Request**									
Vendor **7441 - Air Filter Solutions LLC**									
5119	Gaskets	Open		03/25/2026	04/17/2026	03/25/2026			3,373.74
5140	Filters	Open		04/02/2026	04/17/2026	04/02/2026			853.70
	Vendor **7441 - Air Filter Solutions LLC** Totals					Invoices	2		$4,227.44
Vendor **6823 - AL Warren Oil Company Inc**									
W1831316	fuel delivery	Open		03/27/2026	04/17/2026	03/27/2026			19,740.88
W1831317	Diesel delivery	Open		03/27/2026	04/17/2026	03/27/2026			6,583.96
	Vendor **6823 - AL Warren Oil Company Inc** Totals					Invoices	2		$26,324.84
Vendor **212 - Alpha Building Maintenance Service**									
23875 VHP	Regular Janitorial Services from 3/1/26 to 3/31/26	Open		03/25/2026	04/17/2026	03/25/2026			5,795.00
	Vendor **212 - Alpha Building Maintenance Service** Totals					Invoices	1		$5,795.00
Vendor **4791 - Alphabet Shop**									
65867	Desk Nameplate	Open		03/25/2026	04/17/2026	03/25/2026			45.00
	Vendor **4791 - Alphabet Shop** Totals					Invoices	1		$45.00
Vendor **8620 - Bruno's Tuckpointing, Inc.**									
25-1051	Masonry Repairs at Fire Station #15	Open		03/25/2026	04/17/2026	03/25/2026			3,750.00
	Vendor **8620 - Bruno's Tuckpointing, Inc.** Totals					Invoices	1		$3,750.00
Vendor **845 - Chicago Parts & Sound LLC**									
40V0116696	battery 3175	Open		03/27/2026	04/17/2026	03/27/2026			115.03
	Vendor **845 - Chicago Parts & Sound LLC** Totals					Invoices	1		$115.03
Vendor **882 - Cintas #22**									
9363818883	Uniforms	Open		03/25/2026	04/17/2026	03/25/2026			329.94
4263859509	uniform rental	Open		04/01/2026	04/17/2026	04/01/2026			41.32
	Vendor **882 - Cintas #22** Totals					Invoices	2		$371.26
Vendor **918 - Clarke Environmental Mosquito Mgmt**									
001038829	Payment 2 of 4 Wayne Township-Mosquito Control	Open		03/26/2026	04/17/2026	03/26/2026			6,489.00
	Vendor **918 - Clarke Environmental Mosquito Mgmt** Totals					Invoices	1		$6,489.00
Vendor **1264 - Dreisilker Electric Motors Inc**									
I52345	Motor	Open		03/25/2026	04/17/2026	03/25/2026			300.96
	Vendor **1264 - Dreisilker Electric Motors Inc** Totals					Invoices	1		$300.96
Vendor **4753 - Fed Ex**									
9-704-57124	Postage late fee	Open		03/25/2026	04/17/2026	03/25/2026			5.22
	Vendor **4753 - Fed Ex** Totals					Invoices	1		$5.22
Vendor **5361 - Filter Services Inc**									
INV468654	Filters	Open		04/02/2026	04/17/2026	04/02/2026			3,406.20
	Vendor **5361 - Filter Services Inc** Totals					Invoices	1		$3,406.20
Vendor **1508 - Flags USA LLC**									

Hanover Park USA

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INV-32671	Flags	Open		03/25/2026	04/17/2026	03/25/2026			2,649.90
			Vendor **1508 - Flags USA LLC** Totals			Invoices	1		$2,649.90
Vendor **1539 - Foster Coach Sales**									
30725	touch switchM15	Open		04/01/2026	04/17/2026	04/01/2026			329.22
			Vendor **1539 - Foster Coach Sales** Totals			Invoices	1		$329.22
Vendor **4755 - Friendly Ford**									
313697	wires 129 rodents	Open		04/01/2026	04/17/2026	04/01/2026			119.70
313733	hose 174	Open		04/01/2026	04/17/2026	04/01/2026			228.00
			Vendor **4755 - Friendly Ford** Totals			Invoices	2		$347.70
Vendor **1685 - Grainger**									
9845146415	Dye Tracer	Open		03/25/2026	04/17/2026	03/25/2026			151.68
9837878819	Batteries	Open		04/02/2026	04/17/2026	04/02/2026			38.47
9838227669	Batteries	Open		04/02/2026	04/17/2026	04/02/2026			18.48
9842827868	Misc. Supplies	Open		04/02/2026	04/17/2026	04/02/2026			17.48
			Vendor **1685 - Grainger** Totals			Invoices	4		$226.11
Vendor **4864 - Graybar**									
9352521028	Lighting	Open		03/25/2026	04/17/2026	03/25/2026			262.35
9352541829	Lithonia Lighting	Open		04/02/2026	04/17/2026	04/02/2026			1,141.50
			Vendor **4864 - Graybar** Totals			Invoices	2		$1,403.85
Vendor **6194 - Groot Inc**									
16138122T107	Yard Waste Stickers	Open		03/25/2026	04/17/2026	03/25/2026			6,000.00
			Vendor **6194 - Groot Inc** Totals			Invoices	1		$6,000.00
Vendor **5055 - Helm Inc.com**									
INVH62344	ford service info subscription	Open		03/27/2026	04/17/2026	03/27/2026			3,350.00
			Vendor **5055 - Helm Inc.com** Totals			Invoices	1		$3,350.00
Vendor **2061 - IL Section AWWA**									
200105622	Wastewater Operator Refresher for Brian Wurst	Open		03/25/2026	04/17/2026	03/25/2026			68.00
			Vendor **2061 - IL Section AWWA** Totals			Invoices	1		$68.00
Vendor **7209 - J.J. Keller & Associates, Inc.**									
9111050947	TMC Standard Enrollment	Open		03/25/2026	04/17/2026	03/25/2026			250.00
9111081084	TMC Standard Enrollment	Open		03/25/2026	04/17/2026	03/25/2026			250.00
			Vendor **7209 - J.J. Keller & Associates, Inc.** Totals			Invoices	2		$500.00
Vendor **4353 - Johnson Controls Security Solutions**									
42254044	Annual Service Charge	Open		03/25/2026	04/17/2026	03/25/2026			269.94
			Vendor **4353 - Johnson Controls Security Solutions** Totals			Invoices	1		$269.94
Vendor **6344 - K&S Tire Recycling Inc**									
206208A	tire recycling	Open		04/01/2026	04/17/2026	04/01/2026			321.72
			Vendor **6344 - K&S Tire Recycling Inc** Totals			Invoices	1		$321.72
Vendor **2810 - Menards**									
62268	Misc. Supplies	Open		03/25/2026	04/17/2026	03/25/2026			7.28
62326	Misc. Supplies	Open		03/25/2026	04/17/2026	03/25/2026			137.61

Accounts Payable Invoice Report

Invoice Due Date Range 04/03/26 - 04/17/26
Report By Department - Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
62550	Misc. Supplies	Open		03/25/2026	04/17/2026	03/25/2026			153.06
62896	Misc. Supplies	Open		03/25/2026	04/17/2026	03/25/2026			73.87
62981	Misc. Supplies	Open		03/25/2026	04/17/2026	03/25/2026			12.93
62659	Misc. Supplies	Open		04/02/2026	04/17/2026	04/02/2026			55.24
62895	Misc. Supplies	Open		04/02/2026	04/17/2026	04/02/2026			141.18
			Vendor **2810 - Menards** Totals			Invoices	7		$581.17
Vendor **8454 - Metiri Analytical Group Inc**									
GA6001498	Drinking Water Samples	Open		04/02/2026	04/17/2026	04/02/2026			859.00
			Vendor **8454 - Metiri Analytical Group Inc** Totals			Invoices	1		$859.00
Vendor **1632 - Napa Auto Parts**									
810367	tire sensor	Open		03/27/2026	04/17/2026	03/27/2026			55.29
810392	oil	Open		04/01/2026	04/17/2026	04/01/2026			56.35
810651	tire plugs	Open		04/01/2026	04/17/2026	04/01/2026			2.34
810688	battery 12	Open		04/01/2026	04/17/2026	04/01/2026			152.04
810699	hoses 174	Open		04/01/2026	04/17/2026	04/01/2026			48.02
810806	fitting 174	Open		04/01/2026	04/17/2026	04/01/2026			11.56
810813	Cooler hose M17	Open		04/01/2026	04/17/2026	04/01/2026			207.76
811009	tire plugs	Open		04/01/2026	04/17/2026	04/01/2026			4.68
811025	oil	Open		04/01/2026	04/17/2026	04/01/2026			77.94
			Vendor **1632 - Napa Auto Parts** Totals			Invoices	9		$615.98
Vendor **3146 - O'Reilly Automotive Inc**									
3395-375199	battery	Open		03/27/2026	04/17/2026	03/27/2026			193.99
3395-375435	filters	Open		03/27/2026	04/17/2026	03/27/2026			36.90
			Vendor **3146 - O'Reilly Automotive Inc** Totals			Invoices	2		$230.89
Vendor **3198 - Optima Plumbing Supply LLC**									
2152	Repair Kit	Open		03/25/2026	04/17/2026	03/25/2026			158.26
2142	Regulator Green Spring Kit	Open		04/02/2026	04/17/2026	04/02/2026			155.38
			Vendor **3198 - Optima Plumbing Supply LLC** Totals			Invoices	2		$313.64
Vendor **5459 - Pete the Painter Inc**									
I72207	Interior Proposal	Open		03/25/2026	04/17/2026	03/25/2026			4,800.00
Partial Hallway	Painting	Open		03/25/2026	04/17/2026	03/25/2026			500.00
			Vendor **5459 - Pete the Painter Inc** Totals			Invoices	2		$5,300.00
Vendor **4761 - Pomp's Tire Service Inc**									
640131058	tire mount 515	Open		03/27/2026	04/17/2026	03/27/2026			150.00
640131093	front tires 515	Open		03/27/2026	04/17/2026	03/27/2026			1,304.50
640131237	front tires 552	Open		04/01/2026	04/17/2026	04/01/2026			1,304.50
			Vendor **4761 - Pomp's Tire Service Inc** Totals			Invoices	3		$2,759.00
Vendor **3789 - Safety-Kleen Systems Inc**									
99149785	tank rental	Open		04/01/2026	04/17/2026	04/01/2026			309.10
			Vendor **3789 - Safety-Kleen Systems Inc** Totals			Invoices	1		$309.10
Vendor **4953 - SiteOne Landscape Supply LLC**									
163933831-001	Seed Mixture	Open		03/25/2026	04/17/2026	03/25/2026			1,886.46

Accounts Payable Invoice Report

Invoice Due Date Range 04/03/26 - 04/17/26
Report By Department - Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **4953 - SiteOne Landscape Supply LLC** Totals							Invoices	1	$1,886.46
Vendor **8631 - Spartan Turf Products, LLC**									
6090727-00	polartrac driveshaft	Open		04/01/2026	04/17/2026	04/01/2026			245.16
Vendor **8631 - Spartan Turf Products, LLC** Totals							Invoices	1	$245.16
Vendor **4078 - Standard Equipment Co**									
P09667	return pins credit	Open		03/27/2026	04/17/2026	03/27/2026			(30.26)
P09690	suction boom flange	Open		03/27/2026	04/17/2026	03/27/2026			402.81
Vendor **4078 - Standard Equipment Co** Totals							Invoices	2	$372.55
Vendor **4108 - Steiner Electric Company**									
S007934681.001	Centium Lamp	Open		04/02/2026	04/17/2026	04/02/2026			43.96
Vendor **4108 - Steiner Electric Company** Totals							Invoices	1	$43.96
Vendor **6978 - Syn-Tech Systems**									
331896	technical assistance	Open		04/01/2026	04/17/2026	04/01/2026			42.00
Vendor **6978 - Syn-Tech Systems** Totals							Invoices	1	$42.00
Vendor **7312 - Teklab, Inc.**									
343539	Lab Testing	Open		03/25/2026	04/17/2026	03/25/2026			1,029.50
Vendor **7312 - Teklab, Inc.** Totals							Invoices	1	$1,029.50
Vendor **4236 - Terminal Supply Co**									
10980-00	wiring supplies	Open		04/01/2026	04/17/2026	04/01/2026			183.95
95541-00	wiring supplies	Open		04/01/2026	04/17/2026	04/01/2026			197.06
Vendor **4236 - Terminal Supply Co** Totals							Invoices	2	$381.01
Vendor **4554 - Water One**									
DL30774	24 cases of water	Open		03/25/2026	04/17/2026	03/25/2026			651.00
Vendor **4554 - Water One** Totals							Invoices	1	$651.00
Vendor **8513 - White Cap, L.P.**									
50035033388	Tools	Open		03/25/2026	04/17/2026	03/25/2026			767.37
50035033389	Uniforms and Safety Supplies	Open		03/25/2026	04/17/2026	03/25/2026			1,648.16
50035033408	Uniforms	Open		03/25/2026	04/17/2026	03/25/2026			3,552.83
50035088061	Uniforms	Open		03/25/2026	04/17/2026	03/25/2026			185.48
50035176315	Uniforms	Open		03/25/2026	04/17/2026	03/25/2026			215.36
Vendor **8513 - White Cap, L.P.** Totals							Invoices	5	$6,369.20
Sub-Department **PW Admin.Check Request PW Administration,Check Request** Totals							Invoices	73	$88,286.01
Department **PW Admin - PW Administration** Totals							Invoices	73	$88,286.01

PW Admin PW Administration ______________________________

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Department **PW Engineering - PW Engineering**									
Vendor **5618 - Baxter & Woodman, Inc.**									
0283700	Andover South - Phase 2 Engineering	Open		03/31/2026	04/17/2026	03/31/2026			1,333.75
0283736	Phase Four IEPA Low-Interest Loan Assistance & Design Eng	Open		03/31/2026	04/17/2026	03/31/2026			42,638.21

Hanover Park USA

Accounts Payable Invoice Report

Invoice Due Date Range 04/03/26 - 04/17/26
Report By Department - Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
	Vendor **5618 - Baxter & Woodman, Inc.** Totals					Invoices	2		$43,971.96
Vendor **6959 - H&H Electric Company**									
48424	Streetlight Maintenance	Open		03/31/2026	04/17/2026	03/31/2026			931.15
48469	Streetlight Maintenance	Open		03/31/2026	04/17/2026	03/31/2026			13,552.49
48470	Streetlight Maintenance	Open		03/31/2026	04/17/2026	03/31/2026			1,024.63
48471	Streetlight Maintenance	Open		03/31/2026	04/17/2026	03/31/2026			629.06
	Vendor **6959 - H&H Electric Company** Totals					Invoices	4		$16,137.33
Vendor **6004 - MGP, Inc.**									
8772	GIS Consortium Service Provider Contract	Open		03/31/2026	04/17/2026	03/31/2026			10,392.12
	Vendor **6004 - MGP, Inc.** Totals					Invoices	1		$10,392.12
	Department **PW Engineering - PW Engineering** Totals					Invoices	7		$70,501.41

PW Engineering PW Engineering ____________________

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Department **PW Public Bldgs - PW Public Buildings**									
Vendor **510 - Best Technology Systems Inc**									
BTL 26027-3	Police Department Firing Range Maintenance	Open		03/26/2026	04/17/2026	03/26/2026			835.00
	Vendor **510 - Best Technology Systems Inc** Totals					Invoices	1		$835.00
Vendor **4751 - Dahme Mechanical Industries Inc**									
20260109	Labor to install Safety Gates in Public Works Mezzanine	Open		03/26/2026	04/17/2026	03/26/2026			14,388.00
	Vendor **4751 - Dahme Mechanical Industries Inc** Totals					Invoices	1		$14,388.00
Vendor **8513 - White Cap, L.P.**									
50035410176	Public Works Safety Gates - Mezzanine Materials	Open		03/26/2026	04/17/2026	03/26/2026			627.60
50035765395	Public Works Safety Gates - Mezzanine Materials	Open		03/26/2026	04/17/2026	03/26/2026			8,746.00
	Vendor **8513 - White Cap, L.P.** Totals					Invoices	2		$9,373.60
	Department **PW Public Bldgs - PW Public Buildings** Totals					Invoices	4		$24,596.60

PW Public Bldgs PW Public Buildings ____________________

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Department **PW Streets - PW Streets**									
Vendor **8451 - Langton Group**									
67083	Snow Removal	Open		03/26/2026	04/17/2026	03/26/2026			16,315.00
	Vendor **8451 - Langton Group** Totals					Invoices	1		$16,315.00
	Department **PW Streets - PW Streets** Totals					Invoices	1		$16,315.00

PW Streets PW Streets ____________________

Department **Sewage Trtmnt - Sewage Treatment**

Accounts Payable Invoice Report

Invoice Due Date Range 04/03/26 - 04/17/26
Report By Department - Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **8612 - Kanzler Construction LLC**									
4534	Material Disposal	Open		03/26/2026	04/17/2026	03/26/2026			6,990.00
4537	Material Disposal	Open		03/26/2026	04/17/2026	03/26/2026			7,740.00
4545	Material Disposal	Open		03/26/2026	04/17/2026	03/26/2026			4,730.00
	Vendor **8612 - Kanzler Construction LLC** Totals					Invoices	3		$19,460.00
Vendor **5733 - Kim Construction Company Inc**									
3 Final	Manhole Sealing	Open		03/26/2026	04/17/2026	03/26/2026			16,833.22
	Vendor **5733 - Kim Construction Company Inc** Totals					Invoices	1		$16,833.22
Vendor **8611 - Motion Industries, Inc.**									
IL01-00859788	Repair to Oxidation Gear Box at STP	Open		03/26/2026	04/17/2026	03/26/2026			16,973.88
	Vendor **8611 - Motion Industries, Inc.** Totals					Invoices	1		$16,973.88
Vendor **4508 - Vulcan Construction Materials LLC**									
5934241	Materials for Backfill Repairs	Open		03/26/2026	04/17/2026	03/26/2026			2,644.34
	Vendor **4508 - Vulcan Construction Materials LLC** Totals					Invoices	1		$2,644.34
	Department **Sewage Trtmnt - Sewage Treatment** Totals					Invoices	6		$55,911.44

Sewage Trtmnt Sewage Treatment ______________________________

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Department **Village Manager - Village Manager**									
Sub-Department **Village Manager.Check Request Village Manager,Check Request**									
Vendor **4779 - Rodney Craig**									
426-4779-2	Per Diem - Springfield Trip	Open		03/26/2026	04/17/2026	03/26/2026			170.00
	Vendor **4779 - Rodney Craig** Totals					Invoices	1		$170.00
Vendor **1303 - DuPage Mayors & Managers Conference**									
12702A	Legislative Reception & Dinner (Kunkel & Porter)	Open		03/26/2026	04/17/2026	03/26/2026			200.00
	Vendor **1303 - DuPage Mayors & Managers Conference** Totals					Invoices	1		$200.00
Vendor **4961 - International Municipal Lawyers Association**									
1010137	Conference Registration - Attorney Paul	Open		03/26/2026	04/17/2026	03/26/2026			715.00
	Vendor **4961 - International Municipal Lawyers Association** Totals					Invoices	1		$715.00
Vendor **3716 - Marquardt & Humes Inc**									
5961	Lobbying Services - April 2026	Open		03/26/2026	04/17/2026	03/26/2026			2,000.00
	Vendor **3716 - Marquardt & Humes Inc** Totals					Invoices	1		$2,000.00
	Sub-Department **Village Manager.Check Request Village Manager,Check Request** Totals					Invoices	4		$3,085.00
	Department **Village Manager - Village Manager** Totals					Invoices	4		$3,085.00

Village Manager Village Manager ______________________________

	Grand Totals	Invoices	199	$350,494.10

Adjustment Edit Listing

65120-003
Ask Always LLC
1680 Nautilus LN Hanover Park, IL 60133

Audit Information

Created By	Daniela Serrano on 03/16/2026 at 8:51 AM
Last Changed By	

Transaction Details

Transaction Date	03/16/2026
G/L Date	03/16/2026
Adjustment Type	Refund
Adjustment Amount	$0.01

Refund Information

Refund Type	
Refund Number	
Refund Date	
Refund Status	

Reason

Reference Transaction	Exception Bill on 03/16/2026 of $0.00
Activity Date	03/16/2026
Reason	Refund Adjustment - Refund Adjustment
Description	
Note	

Refund Recipient

Recipient Type	Primary Customer
Name	Ask Always LLC
Address	1920 Kingsley Dr Schaumburg, IL 60194

Requested Adjustment

Charge Category	Amount	Charge Category	Amount	Charge Category	Amount	Charge Category	Amount
		Overpayments					
		Overpayments	.01				

54470-006
Current Owner and/or Resident
1629 Laurel AVE Hanover Park, IL 60133

Audit Information

Created By	Caroline Luna on 03/19/2026 at 8:40 AM
Last Changed By	

Transaction Details

Transaction Date	03/19/2026
G/L Date	03/19/2026
Adjustment Type	Refund
Adjustment Amount	$101.25

Refund Information

Refund Type	
Refund Number	
Refund Date	
Refund Status	

Reason

Reference Transaction	Exception Bill on 03/19/2026 of $0.00
Activity Date	03/19/2026
Reason	Refund Adjustment - Refund Adjustment
Description	
Note	

Refund Recipient

Recipient Type	Primary Customer
Name	Current Owner and/or Resident
Address	C/O Dream Property Management INC, 140 S Wolf RD #105 Long Grove , IL 60090-4842

Requested Adjustment

Charge Category	Amount	Charge Category	Amount	Charge Category	Amount	Charge Category	Amount
		Overpayments					
		Overpayments	101.25				

Adjustment Edit Listing

37730-004
Sunilkumar Patel
6280 Gold CIR Hanover Park, IL 60133

Audit Information

Created By	Caroline Luna on 03/30/2026 at 9:39 AM
Last Changed By	

Transaction Details

Transaction Date	03/30/2026
G/L Date	03/30/2026
Adjustment Type	Refund
Adjustment Amount	$4.01

Refund Information

Refund Type	
Refund Number	
Refund Date	
Refund Status	

Reason

Reference Transaction	Exception Bill on 03/30/2026 of $0.00
Activity Date	03/30/2026
Reason	Refund Adjustment - Refund Adjustment
Description	
Note	

Refund Recipient

Recipient Type	Primary Customer
Name	Sunilkumar Patel
Address	1710 N Wilshire Ave Arlington Heights, IL 60004

Requested Adjustment

Charge Category	Amount	Charge Category	Amount	Charge Category	Amount	Charge Category	Amount
		Overpayments					
		Overpayments	4.01				

Total Accounts 3 Total Adjustments $105.27

Requested Adjustment Totals

Charge Category	Amount	Charge Category	Amount	Charge Category	Amount	Charge Category	Amount
		Overpayments					
		Overpayments	105.27				

Resulting Action Totals

Charge Category	Amount	Charge Category	Amount	Charge Category	Amount	Charge Category	Amount
		Overpayments					
		Overpayments	105.27				

Accounts Payable Invoice Report

Payment Date Range 03/27/26 - 04/09/26
Report By Vendor - Invoice
Summary Listing

Invoice Number	Invoice Description	Status	Held Reason	Invoice Date	Due Date	G/L Date	Received Date	Payment Date	Invoice Net Amount
Vendor **1796 - Hanover Park Prof FF Local 3452**									
2026-00000069	IAFF - Union Dues - March 2026	Paid by Check #71447		03/31/2026	03/31/2026	03/31/2026		04/09/2026	1,864.00
		Vendor **1796 - Hanover Park Prof FF Local 3452** Totals				Invoices	1		$1,864.00
Vendor **4777 - Illinois Department Of Revenue**									
2026-00000063	IL W/H – 2026.03.27 Payroll	Paid by EFT #75936		03/27/2026	03/27/2026	03/27/2026		03/27/2026	35,949.41
		Vendor **4777 - Illinois Department Of Revenue** Totals				Invoices	1		$35,949.41
Vendor **4818 - Illinois Funds - Fire Pension Fund**									
2026-00000064	Fire Pension W/H - 2026.03.27 Payroll	Paid by EFT #75937		03/27/2026	03/27/2026	03/27/2026		03/27/2026	15,430.97
		Vendor **4818 - Illinois Funds - Fire Pension Fund** Totals				Invoices	1		$15,430.97
Vendor **4817 - Illinois Funds - Police Pension Fund**									
2026-00000065	Police Pension W/H - 2026.03.27 Payroll	Paid by EFT #75938		03/27/2026	03/27/2026	03/27/2026		03/27/2026	25,773.93
		Vendor **4817 - Illinois Funds - Police Pension Fund** Totals				Invoices	1		$25,773.93
Vendor **4741 - Internal Revenue Service**									
2026-00000066	Federal W/H Tax – 2026.03.27 Payroll	Paid by EFT #75939		03/27/2026	03/27/2026	03/27/2026		03/27/2026	190,637.55
		Vendor **4741 - Internal Revenue Service** Totals				Invoices	1		$190,637.55
Vendor **4740 - IPBC**									
2026-00000074	IPBC - March 2026	Paid by EFT #1562		03/31/2026	03/31/2026	03/31/2026		03/31/2026	427,097.77
		Vendor **4740 - IPBC** Totals				Invoices	1		$427,097.77
Vendor **4744 - Metropolitan Alliance of Police**									
2026-00000070	MAP - Union Dues - March 2026	Paid by Check #71448		03/31/2026	03/31/2026	03/31/2026		04/09/2026	3,107.00
		Vendor **4744 - Metropolitan Alliance of Police** Totals				Invoices	1		$3,107.00
Vendor **3774 - S.E.I.U. Local No. 73 AFL-CIO**									
2026-00000071	SEIU - Union Dues - March 2026	Paid by Check #71449		03/31/2026	03/31/2026	03/31/2026		04/09/2026	198.00
		Vendor **3774 - S.E.I.U. Local No. 73 AFL-CIO** Totals				Invoices	1		$198.00
Vendor **4742 - State Disbursement Fund**									
2026-00000067	PR Maint – 2026.03.27 Payroll	Paid by EFT #75940		03/27/2026	03/27/2026	03/27/2026		03/27/2026	4,277.43
		Vendor **4742 - State Disbursement Fund** Totals				Invoices	1		$4,277.43
Vendor **4223 - Teamsters Local Union 700**									
2026-00000072	TEAMSTERS - Union Dues - March 2026	Paid by Check #71450		03/31/2026	03/31/2026	03/31/2026		04/09/2026	2,118.00
		Vendor **4223 - Teamsters Local Union 700** Totals				Invoices	1		$2,118.00
Vendor **7159 - Thomas H. Hooper, Trustee**									
2026-00000073	Wage Garnishment - March 2026	Paid by Check #71451		03/31/2026	03/31/2026	03/31/2026		04/09/2026	1,108.00
		Vendor **7159 - Thomas H. Hooper, Trustee** Totals				Invoices	1		$1,108.00
Vendor **4819 - Vantagepoint Transfer Agents-301208**									
2026-00000068	ICMA Contributions – 2026.03.27 Payroll	Paid by EFT #75941		03/27/2026	03/27/2026	03/27/2026		03/27/2026	34,645.33
		Vendor **4819 - Vantagepoint Transfer Agents-301208** Totals				Invoices	1		$34,645.33
		Grand Totals				Invoices	12		$742,207.39